

2005 Annual Growth Summary Loudoun County, Virginia

Every year, the Loudoun County Department of Economic Development strives to provide the highest quality data and research in this annual report on demographic and economic trends. Researchers, local and prospective businesses, the media, and county agencies are just some of the people that use this compendium as a reliable information source for both local and regional data. The following are highlights of what you will find in this year's report:

- Over the past five years, the county led the Northern Virginia region with a population growth of 52 percent, and was recognized by the U.S. Census Bureau as the fastest growing county in the nation with a population over 100,000.
- The mean adjusted gross income (AGI) for married couples in Loudoun County for 2003 was \$80,709, the highest in the Commonwealth of Virginia.
- Loudoun experienced dramatic job growth over the past decade, increasing by 132 percent. More than 7,700 new jobs were added in 2005.
- The nonresidential vacancy rate continued its downward trend, dropping to 13.1 percent from 14.6 percent in 2004.

While the *Growth Summary* is an annual publication, the Department of Economic Development also produces a monthly look at our local economy, the *Economic Indicators*. The current month, as well as an archive of previous months, can be found on our website at biz.loudoun.gov.

If you have comments, suggestions, or questions regarding the information contained in the *Growth Summary*, please contact the Department of Economic Development at 703-777-0426.

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Section A - Demographics

Demographic data describes the characteristics of a human population and population segments. It helps businesses and governments define the demand for specific products and services. This data is also useful in identifying and seeing trends in consumer markets.

Loudoun County has been one of the fastest growing counties in the U.S. since the late 1990s. According to the U.S. Census Bureau, Loudoun County was the fastest growing county in the nation, among counties with a population greater than 100,000, between 2004 and 2005.

Within the Northern Virginia region, Loudoun is the third most populous jurisdiction, behind Fairfax and Prince William counties. Projections show that Loudoun will be one of two counties in the region to continue to experience double-digit growth for each decade, 2010 through 2030.

Some of the local data presented in this section is broken down by planning subarea. Loudoun has defined ten planning subareas that represent geographical areas with similar development futures and are used in growth scenario development and analysis. A map showing the location of the planning subareas is provided on page 71.

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Population Trends -- Loudoun County

Construction of the infrastructure to support Washington Dulles International Airport initiated Loudoun's rapid growth over 40 years ago. Between 2004 and 2005 the county's population increased by 6 percent, or 13,631 people. The population is expected to continue growing, increasing by 60 percent in the next ten years.

Table A-1a
Decennial Population Trends, 1930-2030
Loudoun County, Virginia

Year	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020	2030
Population	19,852	20,291	21,147	24,549	37,150	57,427	86,129	169,599	312,802	417,551	461,735
Percent Change	-3.5%	2.2%	4.2%	16.1%	51.3%	54.6%	50.0%	96.9%	84.4%	33.5%	10.6%

Table A-1b
Annual Population Trends, 1995-2016
Loudoun County, Virginia

Year	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Population	112,843	121,596	132,349	141,756	156,374	169,599	185,120	196,314	211,146	228,332	241,963
Percent Change	7.5%	7.8%	8.8%	7.1%	10.3%	8.5%	9.2%	6.0%	7.6%	8.1%	6.0%

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Population	257,706	273,448	286,566	299,684	312,802	325,920	338,213	350,229	362,245	374,261	386,277
Percent Change	6.5%	6.1%	4.8%	4.6%	4.4%	4.2%	3.8%	3.6%	3.4%	3.3%	3.2%

Sources: U.S. Census Bureau and Loudoun County Fiscal Impact Committee.

Household Trends -- Loudoun County

A household is a single, occupied housing unit that may be inhabited by a single person, one or more families, or one or more unrelated individuals. According to the 2000 Census, the average household size was 2.82 placing Loudoun County among the top 7 percent of counties in the United States. The number of households is estimated to increase by 60 percent over the next decade.

Table A-2
Household Trends, 1995-2016
Loudoun County, Virginia

Year	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Households	40,504	43,850	47,301	51,321	55,504	59,900	65,357	69,400	74,703	80,857	85,608
Percent Change	7.7%	8.3%	7.9%	8.5%	8.2%	7.9%	9.1%	6.2%	7.6%	8.2%	5.9%

Year	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Households	91,193	96,777	101,431	106,085	110,739	115,392	119,744	123,997	128,249	132,502	136,755
Percent Change	6.5%	6.1%	4.8%	4.6%	4.4%	4.2%	3.8%	3.6%	3.4%	3.3%	3.2%

Sources: U.S. Census Bureau and Loudoun County Fiscal Impact Committee.

Age Characteristics of Residents -- Loudoun County

Relative to the U.S., Loudoun County has a young population. Children under 18 years of age comprise 33 percent of Loudoun's population. Nationally, children account for 25 percent. In Loudoun County the share of the population between 25 and 54, the majority of the working population, is 48 percent versus 42 percent in the U.S. Conversely, Loudoun's share of seniors 55 and older is only 13 percent as compared to 23 percent for the U.S.

Table A-3
Age Characteristics of Residents, 2005
Loudoun County, Virginia

Age Cohort	Number	Distribution
Less than 5 Years	23,712	9.8%
5 to 11 Years	33,633	13.9%
12 to 15 Years	15,728	6.5%
16 to 20 Years	12,582	5.2%
21 to 24 Years	7,259	3.0%
25 to 34 Years	30,487	12.6%
35 to 44 Years	52,990	21.9%
45 to 54 Years	33,633	13.9%
55 to 64 Years	18,631	7.7%
65 to 74 Years	7,562	3.1%
75 to 84 Years	4,113	1.7%
85 Years and Over	1,375	0.6%
Total	241,963	
18 Years and Over	163,083	67.4%
21 Years and Over	156,308	64.6%

Note: Values may not total due to rounding errors.

Sources: U.S. Census Bureau, ESRI Business Information Solutions forecasts for 2005, and Loudoun County Department of Economic Development.

Race and Ethnic Characteristics -- Loudoun County

Beginning in 2000, the U.S. Census Bureau's methodology for reporting racial profiles allowed for the option of selecting more than one race. Note that Hispanic is an ethnicity, and therefore, can be of any race. This information is often used in writing grants, advertising, and marketing.

Table A-4
Race and Ethnic Characteristics of Residents, 2005
Loudoun County, Virginia

Race and Ethnicity	Population		2005 Distribution
	2000	2005	
One Race	165,469	234,762	97.0%
White	140,419	194,189	80.3%
Black	11,683	17,455	7.2%
American Indian	358	544	0.2%
Asian	9,067	15,500	6.4%
Pacific Islander	105	166	0.1%
Other	3,837	6,898	2.9%
Two or more races	4,130	7,201	3.0%
Total	169,599	241,963	100.0%
Hispanic (any race)	10,089	18,586	7.7%

Sources: U.S. Census Bureau, ESRI Business Information Solutions forecasts for 2005, and Loudoun County Department of Economic Development.

Population of Towns and Planning Subareas -- Loudoun County

Among the seven incorporated towns within Loudoun County, Purcellville experienced the fastest population growth rate between 2000 and 2005. Dulles was the fastest growing planning subarea, followed by Ashburn. For reference, maps depicting the towns and planning subareas are provided on pages 70 and 71, respectively.

Table A-5
Population of Incorporated Towns and Planning Subareas, 2005
Loudoun County, Virginia

	2000		2005		Change 2000-2005	
	Population	Distribution	Population	Distribution	Number	Percent
Incorporated Towns						
Hamilton	562	1.6%	565	1.3%	3	0.5%
Hillsboro	96	0.3%	96	0.2%	0	0.0%
Leesburg	28,311	82.0%	36,016	80.5%	7,705	27.2%
Lovettsville	853	2.5%	1,123	2.5%	270	31.7%
Middleburg	632	1.8%	641	1.4%	9	1.4%
Purcellville	3,584	10.4%	5,766	12.9%	2,182	60.9%
Round Hill	500	1.4%	521	1.2%	21	4.2%
Total	34,538	100.0%	44,728	100.0%	10,190	29.5%
Planning Subareas						
Ashburn	33,581	19.8%	61,708	25.5%	28,127	83.8%
Dulles	7,795	4.6%	21,202	8.8%	13,407	172.0%
Leesburg	31,840	18.8%	46,161	19.1%	14,321	45.0%
Northwest	6,499	3.8%	8,585	3.5%	2,086	32.1%
Potomac	39,115	23.1%	42,698	17.6%	3,583	9.2%
Route 15 North	2,506	1.5%	3,585	1.5%	1,079	43.1%
Route 15 South	2,403	1.4%	2,862	1.2%	459	19.1%
Route 7 West	12,354	7.3%	18,261	7.5%	5,907	47.8%
Southwest	6,056	3.6%	6,862	2.8%	806	13.3%
Sterling	27,450	16.2%	30,039	12.4%	2,589	9.4%
Total	169,599	100.0%	241,963	100.0%	72,364	42.7%

Sources: U.S. Census Bureau and Loudoun County Department of Economic Development.

Population by Zip Code -- Loudoun County

The Ashburn (20147) and Sterling (20164) zip codes contain the highest concentration of population. Since 2000, the fastest growing areas by zip code are Ashburn (20148) and Chantilly (20152), growing by 162 percent and 136 percent respectively. Also increasing by more than 100 percent are Ashburn (20147) and Arcola (20107). A zip code map is provided on page 72.

Table A-6
Population by Zip Code, 2005
Loudoun County, Virginia

	2000		2005	
	Total	Distribution	Total	Distribution
20105 Aldie, VA	1,451	0.77%	2,591	0.94%
20107 Arcola, VA	21	0.01%	43	0.02%
20117 Middleburg, VA *	3,170	1.69%	3,471	1.25%
20129 Paeonian Springs, VA	231	0.12%	289	0.10%
20132 Purcellville, VA	8,904	4.75%	11,731	4.24%
20135 Bluemont, VA *	2,497	1.33%	2,761	1.00%
20141 Round Hill, VA	2,962	1.58%	3,585	1.30%
20147 Ashburn, VA	29,479	15.71%	64,137	23.17%
20148 Ashburn, VA	3,808	2.03%	9,994	3.61%
20152 Chantilly, VA	6,490	3.46%	15,347	5.55%
20158 Hamilton, VA	3,231	1.72%	3,947	1.43%
20164 Sterling, VA	35,102	18.71%	40,228	14.54%
20165 Sterling, VA	26,832	14.30%	33,274	12.02%
20166 Sterling, VA	4,041	2.15%	5,763	2.08%
20175 Leesburg, VA	16,915	9.02%	22,962	8.30%
20176 Leesburg, VA	19,449	10.37%	30,871	11.15%
20180 Lovettsville, VA	4,229	2.25%	5,230	1.89%
20184 Upperville, VA *	910	0.49%	914	0.33%
20197 Waterford, VA	1,185	0.63%	1,475	0.53%
22066 Great Falls, VA *	16,713	8.91%	18,149	6.56%

Sources: U.S. Bureau of the Census; ESRI Business Information Solutions forecasts for 2005. Compiled by: Loudoun County Department of Economic Development.

* Only portion of zip code in Loudoun County.

Note: Since only a portion of some zip codes are in Loudoun County, the summation of all zip codes will not equal total population in Loudoun County.

Comparative Demographic Characteristics

With over 2.4 million residents in 2005, Northern Virginia represented a sizable and diverse market. The disproportionately large working-age population and the relatively high incomes in Northern Virginia supports a dynamic and prosperous economy.

Table A-7

Comparative Demographic Overview, 2005

United States • Virginia • Washington, D.C. Metro Area • Northern Virginia • Loudoun County

	United States	Commonwealth of Virginia	Washington DC Metro Area	Northern Virginia Region	Loudoun County, VA*
Population					
Total	298,727,898	7,630,256	5,284,007	2,434,039	257,240
Age 0 to 19 Years	83,112,193	2,051,345	1,480,308	688,811	88,962
Age 20 to 64 Years	178,094,153	4,698,029	3,297,751	1,545,140	154,300
Age 65 Years and older	37,521,552	880,882	505,948	200,088	13,978
Median Age (years)	36.3	37.0	36.1	35.8	34.4
Race/Ethnicity					
White	218,920,261	5,369,551	3,042,077	1,695,038	206,450
Black or African American	37,436,126	1,526,287	1,366,705	277,211	18,557
Native American	2,675,097	24,381	17,123	7,763	589
Asian/Pacific Islander	12,853,613	337,207	419,860	229,587	16,656
Other	18,706,343	186,320	254,368	128,204	7,334
Two or more	8,136,458	186,510	183,874	96,236	7,654
Hispanic Population	43,180,672	449,701	577,365	303,270	19,760
Households					
Number	112,448,901	2,930,113	1,989,946	908,531	91,175
Average Household Size	2.6	2.5	2.6	2.7	2.8
Income (current dollars)					
Per Capita Income	\$26,228	\$30,810	\$38,568	\$42,590	\$42,669
Average Household Income	\$68,694	\$78,954	\$101,717	\$113,691	\$120,235

Source: U.S. Bureau of the Census, 2000 Census of the Population and Households. ESRI Business Information Solutions forecasts for 2005.

* ESRI estimates for Loudoun County differ from county estimates and are presented here for consistency with regional, state, and national data. See Tables A-1b for Loudoun County population estimates.

Population -- Northern Virginia

Over the last five years, the population in Northern Virginia increased by 15 percent. During the same period, the population of Loudoun County increased by 52 percent, an increase of over 87,000 persons. According to U.S. Census Bureau estimates, Loudoun County was the fastest growing county with a population greater than 100,000 in the U.S. between 2000 and 2005.

Table A-8
Population, 2000 and 2005
Northern Virginia Jurisdictions

Jurisdiction	Population		Distribution	Change 2000-2005	
	2000	2005	2005	Number	Percent
Alexandria City	128,283	138,004	5.7%	9,721	7.6%
Arlington County	189,453	197,806	8.1%	8,353	4.4%
Clarke County	12,652	13,572	0.6%	920	7.3%
Fairfax City	21,498	23,059	0.9%	1,561	7.3%
Fairfax County	969,749	1,036,578	42.6%	66,829	6.9%
Falls Church City	10,377	10,648	0.4%	271	2.6%
Fauquier County	55,139	63,225	2.6%	8,086	14.7%
Fredericksburg City	19,279	19,976	0.8%	697	3.6%
Loudoun County	169,599	257,240 **	10.6%	87,641	51.7%
Manassas City	35,135	37,423	1.5%	2,288	6.5%
Manassas Park City	10,290	12,561	0.5%	2,271	22.1%
Prince William County	280,813	354,039	14.5%	73,226	26.1%
Spotsylvania County	90,395	115,420	4.7%	25,025	27.7%
Stafford County	92,446	119,844	4.9%	27,398	29.6%
Warren County	31,584	34,644	1.4%	3,060	9.7%
Total	2,116,692	2,434,039	100.0%	317,347	15.0%

Sources: U.S. Bureau of the Census, 2000 Census of the Population and Households. ESRI Business Information Solutions forecasts for 2005.

** ESRI's 2005 data for Loudoun County differs from County estimates and is presented here for consistency with regional data. See Table A-1b for Loudoun County population estimates.

Population Projections -- Northern Virginia

The population of Northern Virginia is projected to grow by 27.8 percent from 2000 to 2010. Loudoun County is projected to be the fastest growing jurisdiction in Northern Virginia with a population increase of 87.6 percent from 2000 to 2010.

Table A-9
Population Projections, 1990-2030
Northern Virginia Jurisdictions*

Jurisdiction	Population (in thousands)					Percent Change				Percent of Region				
	1990	2000	2010	2020	2030	1990-2000	2000-10	2010-20	2020-30	1990	2000	2010	2020	2030
Alexandria City	111.2	128.3	143.9	152.6	158.4	15.4%	12.2%	6.0%	3.8%	7.3%	6.7%	5.9%	5.6%	5.5%
Arlington County	170.9	190.3	212.2	233.1	242.9	11.4%	11.5%	9.8%	4.2%	11.2%	10.0%	8.7%	8.5%	8.4%
Fairfax City	19.6	21.5	23.9	26.0	26.1	9.7%	11.2%	8.8%	0.4%	1.3%	1.1%	1.0%	0.9%	0.9%
Fairfax County	818.6	969.8	1,133.0	1,193.4	1,201.5	18.5%	16.8%	5.3%	0.7%	53.6%	50.8%	46.5%	43.6%	41.6%
Falls Church City	9.6	10.4	12.3	14.7	15.2	8.3%	18.3%	19.5%	3.4%	0.6%	0.5%	0.5%	0.5%	0.5%
Loudoun County	86.1	169.6	318.1	422.9	480.6	97.0%	87.6%	32.9%	13.6%	5.6%	8.9%	13.0%	15.4%	16.6%
Manassas City/Manassas Park City	34.7	45.4	51.9	53.6	54.3	30.8%	14.3%	3.3%	1.3%	2.3%	2.4%	2.1%	2.0%	1.9%
Prince William County	215.7	280.8	415.3	488.2	531.0	30.2%	47.9%	17.6%	8.8%	14.1%	14.7%	17.0%	17.8%	18.4%
Stafford County	61.2	92.4	127.9	154.7	180.4	51.0%	38.4%	21.0%	16.6%	4.0%	4.8%	5.2%	5.6%	6.2%
Total	1,527.6	1,908.5	2,438.5	2,739.2	2,890.4	24.9%	27.8%	12.3%	5.5%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Metropolitan Washington Council of Governments (MWCOC), Round 7.0 Cooperative Intermediate Forecast.

* MWCOC member jurisdictions.

Household Projections -- Northern Virginia

The regional forecast, generated by the Metropolitan Washington Council of Governments (MWCOG), projects that the number of households in the Northern Virginia region will grow by 27.0 percent from 2000 to 2010. Loudoun County is projected to move from sixth place in the region in 1990 to third by 2010.

Table A-10
Household Projections
Northern Virginia Jurisdictions*

Jurisdiction	Households (in thousands)					Percent Change				Percent of Region				
	1990	2000	2010	2020	2030	1990-2000	2000-10	2010-20	2020-30	1990	2000	2010	2020	2030
Alexandria City	53.3	61.9	71.0	76.4	80.6	16.1%	14.7%	7.6%	5.5%	9.0%	8.3%	7.5%	7.2%	7.2%
Arlington County	78.5	86.9	99.6	111.5	116.7	10.7%	14.6%	11.9%	4.7%	13.3%	11.7%	10.6%	10.5%	10.4%
Fairfax City	7.4	8.2	9.2	10.0	10.4	10.8%	12.2%	8.7%	4.0%	1.3%	1.1%	1.0%	0.9%	0.9%
Fairfax County	292.3	350.7	411.5	432.6	435.4	20.0%	17.3%	5.1%	0.6%	49.5%	47.2%	43.6%	40.8%	38.8%
Falls Church City	4.2	4.5	5.5	6.9	7.2	7.1%	22.2%	25.5%	4.3%	0.7%	0.6%	0.6%	0.7%	0.6%
Loudoun County	30.7	59.9	112.7	149.7	170.2	95.1%	88.1%	32.8%	13.7%	5.2%	8.1%	12.0%	14.1%	15.2%
Manassas City/Manassas Park City	34.7	45.4	51.9	53.6	54.3	30.8%	14.3%	3.3%	1.3%	5.9%	6.1%	5.5%	5.0%	4.8%
Prince William County	69.7	94.6	140.2	168.4	184.3	35.7%	48.2%	20.1%	9.4%	11.8%	12.7%	14.9%	15.9%	16.4%
Stafford County	19.4	30.7	41.4	52.4	63.5	58.2%	34.9%	26.6%	21.2%	3.3%	4.1%	4.4%	4.9%	5.7%
Total	590.2	742.8	943.0	1,061.5	1,122.6	25.9%	27.0%	12.6%	5.8%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Metropolitan Washington Council of Governments (MWCOG), Round 7.0 Cooperative Intermediate Forecast.

* MWCOG member jurisdictions.

Section B - Income

Income trends reflect the standard of living that people can afford and the extent to which living standards vary from person to person.

While reviewing this section the following definitions may be helpful:

- **Per capita income** is derived by dividing the total personal income by the total population, where personal income is the sum of wages and salaries, other labor income, proprietors' income, rental income of persons, dividend income, personal interest income, and transfer payments less personal contributions for social insurance.
- **Average household income** is derived by dividing the total personal income by the number of households.
- **Adjusted gross income (AGI)** is data gathered from income tax returns. AGI is income from taxable sources (wages and salaries, interest, dividends, and rents and royalties) minus allowable adjustments, but not including standard and itemized deductions.

Because Loudoun County has a high concentration of children who do not earn an income, the county's per capita income is lower than other areas of comparison that have lower populations of children. Loudoun ranks fifth in Northern Virginia in both per capita income and average household income, and is first in the state in adjusted gross income for married couples.

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Per Capita and Household Income Trends -- Loudoun County

Both the per capita income and the average household income are higher in Loudoun County than nationally and in the Commonwealth of Virginia. The U.S. per capita income for 2005 was \$26,228, and the average household income was \$68,694. In Virginia, the per capita income was \$30,810, and the average household income was \$78,954. When analyzing and comparing Loudoun's per capita income, keep in mind that the high population of children in the county that do not earn an income lowers the calculated per capita income value.

Table B-1
Per Capita and Household Income* Trends, 2000-2010
Loudoun County, Virginia

	Per Capita			Average Household		
	2000	2005	2010	2000	2005	2010
Loudoun County	\$33,530	\$42,669	\$53,178	\$94,815	\$120,235	\$149,753
Virginia	\$23,975	\$30,810	\$39,485	\$61,618	\$78,954	\$101,231
United States	\$21,587	\$26,228	\$32,206	\$56,644	\$68,694	\$84,334

Source: U.S. Bureau of the Census, 2000 Census of the Population and Households. ESRI forecasts for 2005.

* Income in current dollars.

Income Characteristics -- Northern Virginia

The tremendous wealth of the region is reflected in the following income data. According to 2005 estimates, the City of Falls Church leads the region in per capita income, and Fairfax County leads the region in average household income. Nationally, less than 20 percent of households have incomes over \$100,000, compared to 42 percent in Northern Virginia. At the other end of the spectrum, 24 percent of households in the U.S. have incomes under \$25,000, compared to 8 percent in Northern Virginia.

Table B-2
Income Characteristics, 2005
Northern Virginia Jurisdictions

Jurisdiction	Income (current \$)		Percent of Households with Incomes (in current \$)						
	Per Capita	Average Household	Less than \$15,000	\$15,000-\$24,999	\$25,000-\$49,999	\$50,000-\$99,999	\$100,000-\$149,999	\$150,000-\$199,999	\$200,000+
Alexandria City	\$50,123	\$102,978	6.5%	5.3%	21.0%	34.3%	16.5%	7.2%	9.2%
Arlington County	\$50,865	\$110,739	5.8%	4.4%	17.2%	33.6%	19.6%	9.3%	10.1%
Clarke County	\$31,379	\$77,070	8.0%	6.7%	23.4%	38.1%	16.0%	4.1%	3.6%
Fairfax City	\$40,387	\$106,545	3.3%	3.4%	15.9%	38.1%	21.7%	9.4%	8.1%
Fairfax County	\$48,652	\$132,833	3.1%	2.7%	11.9%	31.7%	24.8%	12.4%	13.4%
Falls Church City	\$55,769	\$129,215	4.2%	3.8%	12.9%	30.4%	23.3%	11.9%	13.6%
Fauquier County	\$36,622	\$99,680	6.0%	4.9%	18.0%	36.0%	20.5%	6.9%	7.7%
Fredericksburg City	\$30,005	\$65,532	15.4%	12.6%	28.5%	27.1%	8.5%	3.7%	4.2%
Loudoun County	\$42,669	\$120,235	2.3%	2.5%	11.7%	34.6%	27.5%	11.4%	9.9%
Manassas City	\$29,745	\$87,659	4.6%	4.8%	19.9%	41.1%	19.8%	5.1%	4.7%
Manassas Park City	\$25,645	\$81,275	4.0%	4.4%	19.4%	48.6%	16.9%	3.5%	3.2%
Prince William County	\$32,012	\$93,371	3.3%	3.8%	18.3%	39.8%	23.1%	7.1%	4.7%
Spotsylvania County**	\$27,894	\$79,009	4.5%	6.2%	22.3%	42.8%	17.4%	3.9%	2.9%
Stafford County	\$29,956	\$90,282	3.6%	3.8%	17.1%	43.5%	21.7%	6.3%	3.9%
Warren County	\$24,123	\$61,917	10.8%	8.6%	29.4%	36.9%	10.6%	1.9%	1.7%
All Northern Virginia	\$42,590	\$113,691	4.0%	3.7%	15.5%	34.9%	22.6%	9.7%	9.7%

Sources: U.S. Bureau of the Census, 2000 Census of the Population and Households. ESRI forecasts for 2005.

Income Reported on Federal Tax Returns for Married Couples -- Northern Virginia

The Adjusted Gross Income (AGI) is income from taxable sources (wages and salaries, interest, dividends, and rents and royalties) minus the maximum allowable adjustments, but not including standard and itemized deductions. Loudoun County had the highest AGI for married couples in Virginia in 2003.

Table B-3
Married Couple Median* Adjusted Gross Income, 1993-2003
Northern Virginia Jurisdictions

Jurisdiction	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Alexandria City, VA	\$57,405	\$53,976	\$55,885	\$57,109	\$60,097	\$63,377	\$68,178	\$73,336	\$75,145	\$74,630	\$75,643
Arlington, VA	\$57,875	\$58,377	\$59,723	\$62,617	\$66,547	\$70,735	\$75,298	\$76,501	\$76,566	\$76,660	\$77,407
Clarke, VA	\$39,330	\$40,373	\$42,448	\$44,605	\$48,667	\$52,156	\$54,620	\$59,178	\$61,768	\$63,865	\$64,432
Fairfax, VA	\$68,281	\$69,282	\$71,064	\$73,785	\$75,982	\$77,173	\$78,168	\$78,880	\$78,927	\$78,606	\$78,906
Fairfax City, VA	\$54,305	\$55,413	\$56,530	\$56,895	\$61,219	\$64,115	\$67,742	\$74,083	\$73,501	\$72,915	\$74,872
Falls Church City, VA	\$62,129	\$66,526	\$65,514	\$69,402	\$75,474	\$75,567	\$77,598	\$78,955	\$78,654	\$78,502	\$79,535
Fauquier, VA	\$48,560	\$50,070	\$52,232	\$54,391	\$58,112	\$61,705	\$65,674	\$69,511	\$71,944	\$72,814	\$74,677
Fredericksburg City, VA	\$36,878	\$37,665	\$39,744	\$41,138	\$43,734	\$47,866	\$48,825	\$53,108	\$53,103	\$53,960	\$56,310
Loudoun, VA	\$61,923	\$63,435	\$65,553	\$69,152	\$74,376	\$77,033	\$78,798	\$80,122	\$80,759	\$80,436	\$80,709
Manassas City, VA	\$54,434	\$55,197	\$56,329	\$59,289	\$62,347	\$65,143	\$67,649	\$69,817	\$71,005	\$70,238	\$69,117
Manassas Park City, VA	\$43,088	\$43,637	\$45,734	\$47,717	\$50,480	\$52,905	\$55,402	\$60,724	\$63,275	\$62,488	\$63,576
Prince William, VA	\$55,705	\$56,509	\$57,608	\$59,624	\$62,541	\$65,832	\$68,936	\$72,631	\$75,009	\$75,192	\$75,717
Spotsylvania, VA	\$45,317	\$46,386	\$47,928	\$49,719	\$52,814	\$55,838	\$58,689	\$61,033	\$62,998	\$64,439	\$66,403
Stafford, VA	\$51,337	\$52,438	\$54,066	\$56,773	\$59,880	\$62,771	\$66,554	\$70,892	\$74,178	\$75,287	\$76,156
Warren, VA	\$34,820	\$36,132	\$37,626	\$39,639	\$41,917	\$44,280	\$46,570	\$50,063	\$51,958	\$53,404	\$55,076
Northern Virginia	\$59,383	\$60,291	\$61,861	\$64,258	\$67,815	\$71,521	\$75,183	\$76,520	\$76,955	\$76,852	\$77,357
Virginia	\$41,582	\$42,577	\$43,869	\$45,482	\$48,078	\$50,849	\$53,745	\$56,530	\$57,619	\$57,924	\$59,250

Sources: Virginia Department of Taxation and Weldon Copper Center for Public Service, University of Virginia.

* The median is the middle of a distribution: half the scores are above the median and half are below the median.

Section C - Labor Market

The labor market is a significant indicator of the economic and social condition of a community. It defines the supply and demand for employment, and the strength of the businesses that support that demand. From this information, conclusions can be drawn about the economic motivation of the county's population, the availability of jobs, the social climate of the area, and the standards of living.

In analyzing the status of a community's labor force, the following definitions may be helpful:

- **Civilian labor force** includes all county residents, 16 and older, who are either working or looking for work.
- **Unemployment number** refers to people who had no employment, but were actively seeking work.
- **Unemployment rate** is equal to unemployment divided by labor force.

Loudoun County benefits from being part of the Washington, D.C. metropolitan area, one of the most stable employment markets in the nation. With a diverse employment base that includes many high-wage jobs, the county's residents find many options both within the county and throughout the prosperous Washington, D.C. metropolitan area.

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- C-3 Occupational and Wage Characteristics -- Washington, D.C. Metropolitan Area. 20

Civilian Labor Force Trends -- Loudoun County

The civilian labor force represents the number of people 16 and older who are eligible to work and reside in Loudoun County. The labor market in Loudoun County increased a dramatic 106 percent during the last ten years. Through the latest recession, the county's unemployment rate did not rise above 3.5 percent.

Table C-1
Civilian Labor Force Trends, 1995-2005
Loudoun County, Virginia

Year	Civilian Labor Force	Employed Persons	Unemployment	
			Number	Rate
1995	69,040	67,130	1,910	2.8%
1996	70,961	69,300	1,661	2.3%
1997	76,036	74,619	1,417	1.9%
1998	83,090	82,074	1,016	1.2%
1999	90,439	89,465	974	1.1%
2000	99,051	97,647	1,404	1.4%
2001	108,511	105,817	2,694	2.5%
2002	116,414	112,343	4,071	3.5%
2003	124,968	121,421	3,547	2.8%
2004	128,602	125,657	2,945	2.3%
2005	142,021	139,248	2,773	2.0%

Source: Virginia Employment Commission: LAUS Unit and Bureau of Labor Statistics.

Civilian Labor Force -- Northern Virginia

Loudoun contributes 10 percent to the labor force in the Northern Virginia region and is the third-largest labor market. Loudoun's unemployment rate was the lowest in the region in 2005.

Table C-2
Labor Force Characteristics, 2005
Northern Virginia Jurisdictions

Jurisdiction	Civilian Labor Force		Employment	Unemployment	
	Number	Distribution		Number	Rate
Alexandria City	83,183	6.1%	80,875	2,308	2.8%
Arlington County	121,350	8.9%	118,324	3,026	2.5%
Clarke County	7,797	0.6%	7,608	189	2.4%
Fairfax City	13,296	1.0%	12,938	358	2.7%
Fairfax County	586,301	42.9%	571,399	14,902	2.5%
Falls Church City	6,648	0.5%	6,432	216	3.2%
Fauquier County	35,595	2.6%	34,734	861	2.4%
Fredericksburg City	11,470	0.8%	10,957	513	4.5%
Loudoun County	142,021	10.4%	139,248	2,773	2.0%
Manassas City	21,271	1.6%	20,668	603	2.8%
Manassas Park City	6,685	0.5%	6,524	161	2.4%
Prince William County	189,070	13.8%	184,304	4,766	2.5%
Spotsylvania County	61,245	4.5%	59,817	1,428	2.3%
Stafford County	61,803	4.5%	60,331	1,472	2.4%
Warren County	18,593	1.4%	18,055	538	2.9%
Northern Virginia	1,366,328	100.0%	1,332,214	34,114	2.5%
Virginia	3,933,949		3,797,730	136,219	3.5%
U.S.	149,320,000		141,730,000	7,590,000	5.1%

Source: Virginia Employment Commission: LAUS Unit and Bureau of Labor Statistics.

Occupational and Wage Characteristics -- Washington, D.C. Metropolitan Area

According to the Bureau of Labor Statistics, the occupational category with the most employees is Office and Administrative Support occupations. The highest paying occupations are those in Legal and Management occupations. For comparison, the average annual wage for the U.S. is \$37,440 and the average hourly wage is \$18.00.

Table C-3
Occupational and Wage Characteristics, November 2004
Washington, D.C. Metropolitan Statistical Area

Occupational Category	Employed Persons	Distribution	Hourly Wage		Average Annual Wage
			Average	Median*	
Management occupations	186,900	6.7%	\$47.21	\$44.53	\$98,190
Business and financial operations occupations	199,800	7.1%	\$33.11	\$30.91	\$68,860
Computer and mathematical occupations	194,980	7.0%	\$35.85	\$35.29	\$74,570
Architecture and engineering occupations	69,040	2.5%	\$35.54	\$34.60	\$73,920
Life, physical, and social science occupations	60,510	2.2%	\$36.90	\$36.00	\$76,750
Community and social services occupations	27,320	1.0%	\$22.06	\$19.99	\$45,890
Legal occupations	58,270	2.1%	\$48.14	\$45.01	\$100,140
Education, training, and library occupations	160,580	5.7%	\$23.54	\$21.45	\$48,950
Arts, design, entertainment, sports, and media occupations	55,380	2.0%	\$27.51	\$24.94	\$57,220
Healthcare practitioners and technical occupations	116,850	4.2%	\$32.59	\$27.75	\$67,800
Healthcare support occupations	42,620	1.5%	\$12.91	\$11.98	\$26,850
Protective service occupations	77,130	2.8%	\$19.10	\$16.36	\$39,720
Food preparation and serving related occupations	195,020	7.0%	\$9.34	\$8.35	\$19,440
Building, grounds cleaning, maintenance occupations	104,260	3.7%	\$10.92	\$10.11	\$22,710
Personal care and service occupations	58,570	2.1%	\$11.90	\$10.08	\$24,740
Sales and related occupations	264,680	9.4%	\$16.36	\$11.14	\$34,030
Office and administrative support occupations	497,320	17.7%	\$17.61	\$15.75	\$36,620
Farming, fishing, and forestry occupations	1,360	0.0%	\$12.62	\$10.86	\$26,240
Construction and extraction occupations	137,640	4.9%	\$18.65	\$17.19	\$38,790
Installation, maintenance, and repair occupations	97,510	3.5%	\$19.95	\$18.99	\$41,500
Production occupations	67,640	2.4%	\$15.87	\$14.08	\$33,010
Transportation and material moving occupations	129,020	4.6%	\$14.83	\$12.50	\$30,840
All Occupations	2,802,400	100.0%	\$23.51	\$18.39	\$48,900

Source: Bureau of Labor Statistics.

* The median is the middle of a distribution: half the values are above the median and half are below the median.

Section D - Employment

The employment, establishment, and wage information provided here is compiled from the Quarterly Census of Employment and Wages (QCEW), or ES202, program. The ES202 program is a Federal/State cooperative program that collects and compiles employment and wage data for workers covered by State unemployment insurance (UI) laws, and Federal civilian workers covered by Unemployment Compensation for Federal Employees. This data excludes proprietors, the self-employed, unpaid family members, and certain farm and domestic workers. The following are additional definitions that may be helpful when analyzing this data:

- **Employment** is the number of covered workers working in Loudoun County at the cited establishment.
- An **establishment** is an economic unit such as a farm, factory, store, or mine that produces goods or provides services. It is usually at a single physical location and engaged in one predominant type of economic activity. A business may have more than one establishment.
- **Wages** consist of earnings before payroll deductions, including production bonuses, incentive earnings, commissions and cost-of-living adjustment.

Loudoun County has a diverse employment base. Four industry sectors have a 10 percent or greater share of employment: Construction, Retail Trade, Information, and Services. This diversity has allowed the county to maintain stability when certain industries, or the economy in general, experience a slow down. Transportation and technology-related employment comprise a significant share of Loudoun's major businesses, including America Online, United Airlines, and Orbital Sciences Corporation.

In Northern Virginia, Loudoun County ranks third in employment, and is projected to lead all Northern Virginia counties in employment growth for each of the decades between 2000 and 2030.

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Employment Trends and Projections -- Loudoun County

The employment data described in these two tables represents the number of people working at businesses in Loudoun County. With the growth of the technology clusters in the 1980s and 1990s, the continued regional growth centered around the federal government, and the expansion activity at Washington Dulles International Airport, the county has experienced a high rate of employment growth. Employment is projected to increase by 58 percent between 2005 and 2016.

Table D-1a
Decennial Employment Trends and Projections, 1990-2030
Loudoun County, Virginia

Year	1990	2000	2010	2020	2030
Employment	40,142	87,046	153,021	212,178	270,356
Percent Change	143.3%	116.8%	75.8%	38.7%	27.4%

Table D-1b
Annual Employment Trends and Projections, 1995-2016
Loudoun County, Virginia

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Employment	51,795	55,139	60,712	65,791	76,405	87,406	97,200	99,012	104,514	112,187	119,933
Percent Change	10.2%	6.5%	10.1%	8.4%	16.1%	14.4%	11.2%	1.9%	5.6%	7.3%	6.9%

	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Employment	125,677	133,409	140,186	146,963	153,741	160,518	166,341	172,165	177,988	183,812	189,635
Percent Change	4.8%	6.2%	5.1%	4.8%	4.6%	4.4%	3.6%	3.5%	3.4%	3.3%	3.2%

Sources: Virginia Employment Commission and Loudoun County Fiscal Impact Committee.

Trends in Employment -- Loudoun County

During the downturn in the national economy from 2000 through 2002, the county's job growth slowed; however, the county never had an overall net loss of jobs. The diversity of employment in Loudoun has allowed the county to maintain stability when certain industries, or the economy in general, has experienced a slow down. The mix of employment has remained relatively constant over the past 10 years. However, the Information sector grew significantly in its share, from 2 percent to over 8 percent, while the Transportation & Warehousing sector lost about 5 percent of its share, decreasing from 15 percent in 1995 to 10 percent in 2005.

Table D-2
Trends in Employment by NAICS Industry, 1995-2005
Loudoun County, Virginia

North American Industry Classification System (NAICS)	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Agricultural, Forestry, Fishing	304	319	274	260	284	347	364	430	388	431	393
Mining	183	191	186	232	179	180	192	185	175	184	(D)
Utilities	94	85	85	92	88	91	92	105	95	94	91
Construction	4,918	5,068	5,845	6,697	7,034	8,243	10,061	10,409	10,982	12,848	13,700
Manufacturing	3,673	3,453	3,568	3,818	3,718	4,370	3,830	4,128	4,281	4,557	4,914
Wholesale Trade	2,192	2,106	2,210	2,291	2,285	2,500	2,637	2,812	2,903	3,098	3,127
Retail Trade	5,598	6,000	6,750	6,851	8,370	9,128	10,303	10,957	11,683	13,033	13,923
Transportation & Warehousing	7,517	7,716	8,134	9,242	10,808	11,850	12,297	11,450	11,332	10,281	12,129
Information	983	1,086	1,246	1,501	4,773	6,505	10,682	10,641	10,330	10,684	9,946
Finance, Insurance, Real Estate	2,172	2,337	2,476	2,645	2,641	2,868	2,875	2,974	3,435	3,493	3,927
Services	15,718	17,136	19,571	21,284	24,270	28,040	30,111	30,122	32,576	36,694	40,542
Government: State	623	585	630	602	662	709	802	800	813	817	876
Government: Local	5,312	5,492	5,856	6,403	7,133	7,947	8,766	9,901	10,709	11,379	12,439
Government: Federal	2,508	3,565	3,881	3,873	4,160	4,268	4,188	4,098	4,812	4,594	3,730
Total All Industries	51,795	55,139	60,712	65,791	76,405	87,046	97,200	99,012	104,514	112,187	119,933
New Jobs	4,793	3,344	5,573	5,079	10,614	10,641	10,154	1,812	5,502	7,673	7,746
Percent Change	10.2%	6.5%	10.1%	8.4%	16.1%	13.9%	11.7%	1.9%	5.6%	7.3%	6.9%

(D) - Non-disclosable data.

Source: Virginia Employment Commission: Labor Market Statistics, Covered Employment and Wages. Second quarter data.

Note: Covered employment; data exclude self-employed.

Employment by Zip Code -- Loudoun County

Dulles (20166) is the largest employment center, followed by Leesburg (20176) and Ashburn (20147). This is not surprising as many of Loudoun's largest employers, AOL, Loudoun Hospital Center, and Verizon, are located in these zip codes. A zip code map is provided on page 72.

Table D-3
Employment by Zip Code, 2005
Loudoun County, Virginia

Zip	City	Ag, Forestry, Fishing	Mining	Utilities	Construction	Manufac- turing	Wholesale Trade	Retail Trade	Trans & Warehousing	Information	FIRE*	Services	Public Administration	All Industries
20105	Aldie	6.1%	0.0%	0.0%	1.1%	0.0%	0.0%	0.3%	0.0%	0.0%	0.1%	0.5%	0.0%	0.4%
20107	Arcola	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%
20117	Middleburg	31.9%	0.0%	0.0%	1.3%	0.5%	0.9%	1.4%	0.0%	0.3%	3.4%	0.2%	0.0%	0.7%
20129	Paenian Springs	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%	0.0%	0.1%
20132	Purcellville	0.0%	0.0%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
20135	Bluemont	6.1%	0.0%	0.0%	6.7%	6.9%	4.3%	3.0%	1.1%	0.6%	3.0%	2.8%	1.6%	3.1%
20141	Round Hill	3.2%	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.2%
20147	Ashburn	3.2%	0.0%	0.0%	1.0%	0.1%	0.4%	0.1%	0.0%	0.0%	0.1%	0.2%	1.4%	0.3%
20148	Ashburn	0.3%	0.0%	0.0%	5.8%	11.8%	10.5%	7.2%	0.7%	31.4%	14.9%	8.4%	0.1%	9.0%
20152	Chantilly	0.0%	0.0%	0.0%	0.2%	0.0%	0.4%	0.7%	0.0%	0.1%	1.6%	1.4%	0.0%	0.8%
20158	Hamilton	5.0%	44.9%	0.0%	9.9%	1.6%	0.8%	1.7%	1.3%	0.1%	1.9%	4.0%	0.0%	3.4%
20160	Lincoln	3.1%	0.0%	0.0%	0.4%	0.4%	0.0%	0.0%	0.0%	0.0%	0.5%	0.1%	0.3%	0.2%
20164	Sterling	0.0%	0.0%	0.0%	8.2%	9.4%	7.7%	14.3%	6.3%	0.7%	9.5%	9.3%	3.9%	8.4%
20165	Sterling	0.0%	0.0%	0.0%	1.5%	0.4%	1.6%	9.3%	0.4%	1.1%	5.5%	6.2%	0.0%	4.3%
20166	Dulles	6.0%	18.4%	0.0%	47.3%	62.4%	65.7%	36.6%	73.9%	61.6%	28.7%	24.4%	14.9%	39.3%
20175	Leesburg	2.6%	36.7%	90.9%	9.3%	3.9%	2.4%	6.1%	0.5%	2.3%	16.7%	10.0%	23.5%	8.3%
20176	Leesburg	10.2%	0.0%	7.4%	3.4%	0.6%	3.8%	18.3%	0.4%	1.4%	11.6%	13.7%	6.3%	9.4%
20180	Lovettsville	0.9%	0.0%	0.0%	0.8%	0.1%	0.2%	0.3%	0.1%	0.0%	0.5%	0.5%	0.1%	0.4%
20184	Upperville	17.7%	0.0%	0.0%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
20197	Waterford	2.8%	0.0%	0.0%	0.2%	0.0%	0.2%	0.0%	0.0%	0.1%	1.0%	0.1%	0.5%	0.1%
22066	Great Falls	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Not Available		1.0%	0.0%	0.0%	2.0%	2.0%	0.6%	0.5%	15.3%	0.2%	0.9%	17.5%	47.3%	11.5%

Source: Virginia Employment Commission: Labor Market Statistics, 2nd Quarter 2005. Compiled by: Loudoun County Department of Economic Development.

* Financial, Insurance, Real Estate.

Trends in Establishments -- Loudoun County

An establishment is usually at a single location and engaged in one predominant activity. While the number of establishments is used as an approximation of the number of businesses in the county, a company may be comprised of more than one establishment if they are in more than one location, or are engaged in multiple services or products that fall under different classifications. Approximately 83 percent of the businesses in Loudoun have 20 or fewer employees. Many of these small business are concentrated in those sectors with a high number of establishments, such as Services, Construction, and Retail.

Table D-4
Trends in Establishments by NAICS Industry, 1995-2005
Loudoun County, Virginia

North American Industry Classification System (NAICS)	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Agricultural, Forestry, Fishing	52	60	60	65	63	65	68	69	68	67	73
Mining	6	7	7	7	7	6	7	8	7	6	(D)
Utilities	3	3	4	5	5	4	4	5	6	5	4
Construction	498	494	510	552	557	591	669	708	748	806	837
Manufacturing	135	137	137	139	133	135	135	131	143	146	158
Wholesale Trade	177	186	197	215	244	266	315	338	336	352	364
Retail Trade	418	430	453	464	516	565	614	634	663	712	741
Transportation & Warehousing	125	129	134	148	162	184	191	198	206	219	235
Information	58	68	85	104	111	131	154	141	141	157	161
Finance, Insurance, Real Estate	266	271	288	295	315	360	382	401	415	475	530
Services	1,443	1,558	1,704	1,862	1,997	2,184	2,458	2,621	2,823	3,116	3,441
Government: State	20	20	19	19	19	19	20	19	19	19	20
Government: Local	28	28	27	26	31	31	31	31	31	31	106
Government: Federal	25	26	29	24	23	24	27	26	31	33	31
Total All Industries	3,254	3,417	3,654	3,925	4,183	4,565	5,075	5,330	5,637	6,144	6,707
New Establishments	1	163	237	271	258	382	510	255	307	507	563
Percent Change	0.0%	5.0%	6.9%	7.4%	6.6%	9.1%	11.2%	5.0%	5.8%	9.0%	9.2%

(D) - Non-disclosable data.

Source: Virginia Employment Commission: Labor Market Statistics, Covered Employment and Wages; Second quarter data.

Note: Covered employment; data exclude self-employed.

Establishments by Zip Code -- Loudoun County

Just as with employment, the highest number of establishments can be found in Dulles (20166). The Leesburg zip codes (20175 and 20176) have a relatively high number of establishments due to their large number of Service and Retail sector businesses, as does Sterling (20164). A zip code map is provided on page 72.

Table D-5
Establishments by Zip Code, 2005
Loudoun County, Virginia

Zip	City	Ag, Forestry, Fishing	Mining	Utilities	Construction	Manufac- turing	Wholesale Trade	Retail Trade	Trans & Warehousing	Information	FIRE*	Services	Public Administration	All Industries
20105	Aldie	6.9%	0.0%	0.0%	2.1%	0.0%	0.0%	1.0%	0.4%	0.7%	0.4%	1.2%	0.0%	1.1%
20107	Arcola	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
20117	Middleburg	27.8%	0.0%	0.0%	2.8%	2.6%	2.1%	5.0%	0.4%	3.5%	5.7%	2.9%	0.0%	3.5%
20129	Paeonian Springs	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.4%	0.0%	0.0%	0.4%	0.2%	0.0%	0.2%
20132	Purcellville	0.0%	0.0%	20.0%	0.0%	0.0%	0.0%	0.3%	0.4%	0.0%	0.0%	0.1%	0.0%	0.1%
20135	Bluemont	11.1%	0.0%	0.0%	10.4%	11.0%	5.2%	5.8%	4.5%	5.0%	6.1%	6.0%	2.2%	6.5%
20141	Round Hill	4.2%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.4%	0.0%	0.0%	0.5%	0.0%	0.5%
20147	Ashburn	4.2%	0.0%	0.0%	3.5%	1.3%	1.4%	0.4%	0.0%	0.0%	1.0%	0.9%	2.2%	1.2%
20148	Ashburn	1.4%	0.0%	0.0%	6.4%	7.1%	14.5%	6.4%	5.8%	10.6%	10.7%	12.2%	1.1%	10.0%
20152	Chantilly	0.0%	0.0%	0.0%	1.0%	0.6%	2.4%	1.1%	0.9%	2.8%	4.1%	3.8%	0.0%	2.8%
20158	Hamilton	2.8%	40.0%	0.0%	6.0%	3.2%	2.8%	2.1%	5.8%	2.8%	2.9%	3.6%	0.0%	3.7%
20160	Lincoln	6.9%	0.0%	0.0%	1.8%	0.6%	0.0%	0.3%	0.0%	0.7%	1.4%	0.8%	1.1%	0.9%
20164	Sterling	0.0%	0.0%	0.0%	15.5%	13.0%	11.0%	14.2%	12.1%	7.8%	11.7%	10.7%	3.3%	11.7%
20165	Sterling	0.0%	0.0%	0.0%	5.0%	1.3%	9.7%	6.1%	2.7%	9.2%	9.8%	10.6%	1.1%	8.4%
20166	Dulles	1.4%	20.0%	0.0%	17.4%	42.9%	31.4%	23.5%	50.2%	27.0%	10.4%	14.6%	8.8%	18.5%
20175	Leesburg	4.2%	40.0%	40.0%	9.3%	7.8%	6.6%	8.9%	4.5%	14.9%	13.9%	12.2%	27.5%	11.1%
20176	Leesburg	6.9%	0.0%	40.0%	6.3%	4.5%	7.6%	20.2%	4.9%	7.8%	16.8%	12.7%	17.6%	12.3%
20180	Lovettsville	1.4%	0.0%	0.0%	4.1%	1.3%	1.4%	1.1%	1.3%	0.7%	1.2%	1.5%	1.1%	1.7%
20184	Upperville	11.1%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.0%	0.2%
20197	Waterford	5.6%	0.0%	0.0%	1.4%	0.0%	0.3%	0.1%	0.0%	1.4%	0.8%	0.4%	1.1%	0.6%
22066	Great Falls	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.4%	0.0%	0.0%	0.2%	0.1%	0.0%	0.2%
Not Available		4.2%	0.0%	0.0%	5.3%	2.6%	2.8%	2.5%	5.4%	5.0%	2.7%	4.8%	33.0%	4.7%

Source: Virginia Employment Commission, 2nd Quarter 2005. Compiled by: Loudoun County Department of Economic Development.

* Financial, Insurance, Real Estate.

Major Employers -- Loudoun County

Loudoun's major employers are defined as those with 250 or more employees. Transportation and technology-related employment comprise a significant share of Loudoun's major businesses. Since approximately 97 percent of Loudoun's businesses have fewer than 100 employees, this list represents only a small portion of the business environment. A list of Loudoun employers with 100 or more employees is available on our website at biz.loudoun.gov.

Table D-6
Major Employers, Second Quarter 2005
Loudoun County, Virginia

Company Name	Industry Description*	Employment Range
America Online, Inc.	Internet Service Providers, Web Search Portals, and Data Processing Services	5,000 +
Loudoun County Public Schools	Educational Services	5,000 +
County of Loudoun	Executive, Legislative, and Other General Government Support	1,000-4,999
Homeland Security	Justice, Public Order, and Safety Activities	1,000-4,999
Loudoun Hospital Center	Hospitals	1,000-4,999
Toll Brothers, Inc.	Construction of Buildings	1,000-4,999
U. S. Postal Service	Postal Service	1,000-4,999
United Airlines, Inc.	Air Transportation	1,000-4,999
Verizon Business (formerly MCI, Inc.)	Telecommunications	1,000-4,999
Air Line Pilots Association	Religious, Grantmaking, Civic, Professional, and Similar Organizations	500-999
Benchmark Conference Resorts, Inc. (Lansdowne Resort)	Accommodation	500-999
Costco Wholesale	General Merchandise Stores	500-999
Dobbs International Service	Food Services and Drinking Places	500-999
God Bless America, Inc.	Support Activities for Transportation	500-999
Home Depot USA, Inc.	Building Material and Garden Equipment and Supplies Dealers	500-999
Metropolitan Washington Airports Authority	Administration of Economic Programs	500-999
Orbital Sciences Corporation	Computer and Electronic Product Manufacturing	500-999
Swissport USA, Inc.	Support Activities for Transportation	500-999
Target Corporation	General Merchandise Stores	500-999
Town of Leesburg	Executive, Legislative, and Other General Government Support	500-999
U.S. Department of Transportation	Administration of Economic Programs	500-999
Wal-Mart Associates, Inc.	General Merchandise Stores	500-999
Wegman's Food Markets, Inc.	Food and Beverage Stores	500-999
Air Force Retired Officer Community (Falcon's Landing)	Nursing and Residential Care Facilities	250-499

Table D-6, Continued
Major Employers, Second Quarter 2005
Loudoun County, Virginia

Company Name	Industry Description*	Employment Range
Airline Tariff Publishers, Inc.	Internet Publishing and Broadcasting	250-499
American Infrastructure, Inc.	Specialty Trade Contractors	250-499
Carmax Auto Superstores, Inc.	Motor Vehicle and Parts Dealers	250-499
Club Demonstration Services, Inc.	Professional, Scientific, and Technical Services	250-499
Computer Sciences Corporation	Professional, Scientific, and Technical Services	250-499
Dynaletric Company, Inc.	Specialty Trade Contractors	250-499
Federal Express Corporation	Couriers and Messengers	250-499
Food Lion, LLC	Food and Beverage Stores	250-499
Gemini Air Cargo, Inc.	Air Transportation	250-499
Giant of Maryland, Inc.	Food and Beverage Stores	250-499
Hecht's	General Merchandise Stores	250-499
Host International, Inc.	Food Services and Drinking Places	250-499
J K Moving & Storage, Inc.	Truck Transportation	250-499
Loudoun Medical Group, PC	Ambulatory Health Care Services	250-499
Mastec Services Company, Inc.	Professional, Scientific, and Technical Services	250-499
McDonald's Restaurant of Virginia	Food Services and Drinking Places	250-499
Meadows Farms, Inc.	Building Material and Garden Equipment and Supplies Dealers	250-499
N A L C Health Benefit Plan	Insurance Carriers and Related Activities	250-499
National Electronics Warranty Corporation	Insurance Carriers and Related Activities	250-499
Neustar, Inc.	Professional, Scientific, and Technical Services	250-499
Nordstrom, Inc.	General Merchandise Stores	250-499
Northern Virginia Community College	Educational Services	250-499
Prospect Waterproofing Company	Specialty Trade Contractors	250-499
Rockwell Collins Simulation	Professional, Scientific, and Technical Services	250-499
Safeway Stores, Inc.	Food and Beverage Stores	250-499
Shoppers Food Warehouse	General Merchandise Stores	250-499
Southland Concrete Corporation	Construction of Buildings	250-499
Telos Corporation	Professional, Scientific, and Technical Services	250-499
Verisign, Inc.	Professional, Scientific, and Technical Services	250-499

Source: Virginia Employment Commission.

* Industries are self reported.

Trends in Average Weekly Wage -- Loudoun County

The average weekly wage in Loudoun County has increased by 78 percent in the past 10 years. Nationally the average weekly wage has increased only 44 percent during the same period, from \$521 in 1995 to \$751 in 2005.

Table D-7
Trends in Average Weekly Wages by NAICS Industry, 1995-2005
Loudoun County, Virginia

North American Industry											
Classification System (NAICS)	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Agricultural, Forestry, Fishing	\$340	\$348	\$378	\$384	\$439	\$471	\$496	\$549	\$524	\$491	\$553
Mining	\$726	\$694	\$742	\$699	\$843	\$906	\$899	\$1,024	\$949	\$1,008	\$1,049
Utilities	\$807	\$860	\$856	\$989	\$945	\$918	\$985	\$1,037	\$1,099	\$1,041	\$1,107
Construction	\$558	\$584	\$589	\$627	\$662	\$710	\$756	\$785	\$774	\$821	\$867
Manufacturing	\$802	\$736	\$795	\$784	\$734	\$784	\$796	\$908	\$951	\$1,102	\$1,065
Wholesale Trade	\$917	\$921	\$961	\$1,019	\$965	\$1,030	\$1,159	\$1,052	\$1,126	\$1,135	\$1,158
Retail Trade	\$387	\$404	\$428	\$406	\$407	\$449	\$452	\$472	\$489	\$483	\$515
Transportation & Warehousing	\$485	\$512	\$506	\$599	\$590	\$617	\$702	\$715	\$688	\$772	\$716
Information	\$605	\$683	\$686	\$851	\$2,612	\$3,964	\$7,657	\$2,117	\$2,100	\$2,043	\$2,033
Finance, Insurance, Real Estate	\$561	\$575	\$598	\$655	\$673	\$799	\$831	\$934	\$985	\$994	\$1,031
Services	\$588	\$608	\$685	\$637	\$684	\$691	\$731	\$880	\$1,067	\$877	\$910
Government: State	\$491	\$511	\$504	\$540	\$549	\$573	\$536	\$555	\$567	\$557	\$587
Government: Local	\$504	\$536	\$547	\$571	\$590	\$633	\$688	\$735	\$752	\$768	\$791
Government: Federal	\$854	\$879	\$941	\$1,074	\$1,095	\$1,206	\$1,269	\$1,348	\$1,267	\$1,293	\$1,423
Average All Industries	\$535	\$559	\$582	\$639	\$768	\$933	\$1,487	\$911	\$923	\$925	\$950
Percent Change	0.9%	4.5%	4.1%	9.8%	20.2%	21.5%	59.4%	-38.7%	1.3%	0.2%	2.7%

Source: Virginia Employment Commission: Labor Market Statistics, Covered Employment and Wages; Second quarter data.

Note: Covered employment; data exclude self-employed.

At-Place Employment -- Northern Virginia

Loudoun ranks third in the region's employment, accounting for 10 percent of the employment in Northern Virginia. However, Loudoun has larger shares of employment in particular sectors: Loudoun's Transportation and Warehousing share is 34 percent, the Manufacturing share is 17 percent, and Construction is 15 percent. It is also worth noting that Loudoun's share of the Information sector is 19 percent, or second in the region.

Table D-8
At-Place Employment by NAICS Industry Classification, 2nd Quarter 2005
Northern Virginia Jurisdictions

Jurisdiction	Ag, Forestry, Fishing	Mining	Utilities	Construction	Manufacturing	Wholesale Trade	Retail Trade	T & W*	Information	FIRE**	Services	Govern- ment	All Industries
Alexandria City	(D)	0	364	4,322	1,368	2,664	8,714	1,836	1,905	6,548	50,328	15,781	93,835
Arlington County	(D)	0	446	2,835	527	1,685	9,084	8,136	5,330	7,374	74,353	43,897	153,673
Clarke County	130	(D)	0	436	1,140	92	295	30	21	258	1,286	712	4,423
Fairfax City	(D)	0	(D)	1,194	181	363	4,689	110	954	1,754	12,599	1,653	23,783
Fairfax County	99	(D)	(D)	33,056	11,570	15,860	55,139	6,572	30,742	34,467	303,531	72,312	564,520
Falls Church City	0	0	(D)	879	104	100	1,287	76	347	466	6,473	4,943	14,676
Fauquier County	526	57	(D)	3,769	982	799	2,438	375	376	725	7,744	3,772	21,607
Fredericksburg City	(D)	0	(D)	859	533	843	4,156	193	704	1,312	14,313	3,614	26,558
Loudoun County	393	(D)	91	13,700	4,914	3,127	13,923	12,129	9,946	3,927	40,542	17,045	119,933
Manassas City	0	(D)	(D)	2,445	1,678	427	3,641	540	189	971	11,630	2,883	24,440
Manassas Park City	0	0	0	1,693	202	244	308	30	(D)	26	788	588	3,893
Prince William County	169	(D)	380	14,957	2,256	2,144	17,964	1,891	1,255	3,436	34,324	21,872	100,723
Spotsylvania County	33	(D)	0	4,006	1,965	767	6,326	1,542	259	1,272	7,464	5,100	28,772
Stafford County	24	(D)	(D)	3,746	545	2,495	3,205	569	239	(D)	9,457	5,415	30,471
Warren County	(D)	0	0	1,066	826	104	1,442	1,248	63	377	4,152	1,677	10,968
Northern Virginia Jurisdiction Total	1,400	539	2,811	88,963	28,793	31,714	132,612	35,277	52,345	67,551	578,984	201,264	1,222,275
Distribution	0.1%	0.0%	0.2%	7.3%	2.4%	2.6%	10.8%	2.9%	4.3%	5.5%	47.4%	16.5%	100.0%

Source: Virginia Employment Commission: Labor Market Statistics, Covered Employment and Wages. Second quarter data.

Note: Individual county All Industries Total may not sum exactly to Northern Virginia total - see VEC data.

* Transportation and Warehousing. **Finance, Insurance, and Real Estate.

(D) - Data are suppressed. Values may not sum to total due to suppression and rounding error. Suppressed data are included in All Industries totals.

Employment Projections -- Northern Virginia*

The regional forecast generated by the Washington Metropolitan Council of Governments projects that Loudoun County will become the third-largest employment center in the region by 2010. Loudoun County is also projected to lead all Northern Virginia counties in employment growth for each of the decades between 2000 and 2030.

Table D-9
Employment Projections, 1990-2030
Northern Virginia Jurisdictions*

Jurisdiction	Employment (in thousands)					Percent Change				Percent of Region				
	1990	2000	2010	2020	2030	1990-2000	2000-10	2010-20	2020-30	1990	2000	2010	2020	2030
Alexandria City	93.2	91.4	113.3	132.5	148.0	-1.9%	24.0%	16.9%	11.7%	10.9%	8.4%	8.1%	7.9%	7.8%
Arlington County	183.1	188.4	217.8	254.4	275.8	2.9%	15.6%	16.8%	8.4%	21.4%	17.3%	15.6%	15.2%	14.6%
Fairfax City	26.9	27.3	31.3	35.3	39.3	1.5%	14.7%	12.8%	11.3%	3.1%	2.5%	2.2%	2.1%	2.1%
Fairfax County	403.7	550.3	683.9	784.1	856.2	36.3%	24.3%	14.7%	9.2%	47.2%	50.4%	48.9%	46.9%	45.4%
Falls Church City	9.2	9.4	11.8	17.8	20.3	2.2%	25.5%	50.8%	14.0%	1.1%	0.9%	0.8%	1.1%	1.1%
Loudoun County	39.3	90.5	153.7	212.9	271.2	130.3%	69.8%	38.5%	27.4%	4.6%	8.3%	11.0%	12.7%	14.4%
Manassas/Manassas Park Cities	19.5	22.6	27.7	29.2	29.4	15.9%	22.6%	5.4%	0.7%	2.3%	2.1%	2.0%	1.7%	1.6%
Prince William County	68.8	86.8	120.3	156.8	186.0	26.2%	38.6%	30.3%	18.6%	8.0%	7.9%	8.6%	9.4%	9.9%
Stafford County	11.0	25.3	38.3	49.2	59.7	130.0%	51.4%	28.5%	21.3%	1.3%	2.3%	2.7%	2.9%	3.2%
Total	854.7	1,092.0	1,398.1	1,672.2	1,885.9	27.8%	28.0%	19.6%	12.8%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Metropolitan Washington Council of Governments, Round 7.0 Cooperative Intermediate Forecast.

* MWCOG member jurisdictions.

Section E - Business and Economic Statistics

There are many statistics that can be used to interpret the health of the local economy. The following are additional, relevant data.

- Taxable sales act as a gauge for consumer spending and the economic performance of local businesses. Due to database modifications at the Virginia Department of Taxation, 2005 data was unavailable at the time of this report.
- Hotel occupancy rate is a measure of the tourism component of the economy. The local occupancy rate has continued its upward trend.
- Washington Dulles International Airport is an economic engine for both the local and regional economy. Passenger counts reached their highest levels ever in 2005.

In this Section:

Loudoun County

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E-2	Hotel/Motel Occupancy and Room Rates.	34
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Trends in Taxable Sales -- Loudoun County

Taxable sales include all transactions subject to tax. Total taxable sales do not necessarily indicate the gross sales of businesses because only transactions subject to sales and use tax are included. Taxable sales act as a gauge for consumer spending and local economic performance. Because of database modifications at the Virginia Department of Taxation (TAX), 2005 data is not available.

Table E-1
Trends in Taxable Sales, 2000-2005
Loudoun County, Virginia

Category	Taxable Sales (\$ millions)					
	2000	2001	2002	2003	2004	2005*
Apparel	\$167.87	\$196.21	\$226.91	\$246.98	\$265.70	--
Automotive	\$89.61	\$113.20	\$228.02	\$259.17	\$293.82	--
Food	\$606.88	\$664.78	\$697.91	\$748.34	\$881.15	--
Furniture, Home Furnishings, and Equipment	\$255.06	\$256.76	\$256.72	\$366.13	\$315.17	--
General Merchandise	\$433.26	\$423.94	\$359.96	\$387.02	\$424.54	--
Lumber, Building Material, and Supply	\$232.22	\$273.95	\$290.64	\$316.44	\$383.75	--
Fuel	\$9.76	\$8.25	\$5.10	\$13.06	\$14.32	--
Machinery, Equipment, and Supplies	\$163.22	\$142.44	\$115.22	\$120.41	\$171.88	--
Miscellaneous	\$424.43	\$484.55	\$525.44	\$601.42	\$701.48	--
Hotels, Motels, Tourist Camps, Etc.	\$99.26	\$75.12	\$79.26	\$89.15	\$88.87	--
Alcoholic Beverage	\$3.85	\$5.43	\$3.62	\$9.69	\$10.75	--
Other Miscellaneous and Unidentifiable	\$4.19	\$3.56	\$6.63	\$11.23	\$28.58	--
Total	\$2,489.61	\$2,648.17	\$2,795.44	\$3,169.05	\$3,580.00	NA

Source: Virginia Department of Taxation.

*Because of database modifications at the Virginia Department of Taxation (TAX), 2005 data is not available.

Hotel Occupancy and Room Rates -- Loudoun County

While there was a slight decrease of 3.3 percent in occupancy this past year, it is important to note that demand increased by 9.4 percent. A significant increase in room supply of 13.1 percent was experienced in 2005, which explains the decrease in occupancy, while experiencing significant growth in demand. Loudoun County has approximately 4,000 rooms: 26 percent Limited Service, 20 percent Extended Stay, 25 percent Full Service, and 4 percent Bed & Breakfast or Inns.

Table E-2
Hotel Occupancy and Room Rates, 2002-2005
Loudoun County, Virginia

Year	Occupancy		Room Rate	
	This Year	% Change	This Year	% Change
2002	57.0%	3.1%	\$102.11	-1.5%
2003	59.3%	5.7%	\$103.92	-2.1%
2004	67.4%	13.7%	\$112.24	8.0%
2005	65.2%	-3.3%	\$128.58	14.6%

Source: Smith Travel Research.

Trends in Airport Passengers and Freight -- Loudoun County

Washington Dulles International Airport continues to be a driving force in the regional economy. As the region's economic engine, the airport employs more than 18,800 people and generates \$6.2 billion in business revenue. Passenger counts reached their highest levels ever in 2005. In August 2005 the East Z-gates opened, adding the first set of permanent airline gates to the Main Terminal.

Table E-3a
Decennial Trends in Airport Passengers and Freight, 1962-2000
Washington Dulles International Airport

Year	1962*	1970	1980	1990	2000
Domestic Passengers	52,846	1,869,194	2,086,214	9,042,829	15,872,660
International Passengers	0	288,269	538,184	1,395,260	4,232,033
Total Passengers	52,846	2,157,463	2,624,398	10,438,089	20,104,693
Freight Total (000 lbs)	961	38,931	54,738	295,892	709,319

Table E-3b
Annual Trends in Airport Passengers and Freight, 1994-2005
Washington Dulles International Airport

Year	1994	1995	1996	1997	1998	1999
Domestic Passengers	8,946,588	9,652,858	10,095,340	10,697,389	12,444,662	16,054,958
International Passengers	2,744,198	2,790,799	2,798,688	3,060,472	3,301,680	3,742,371
Total Passengers	11,690,786	12,443,657	12,894,028	13,757,861	15,746,342	19,797,329
Freight Total (000 lbs)	506,799	529,364	559,546	644,937	651,821	647,404

Year	2000	2001	2002	2003	2004	2005
Domestic Passengers	15,872,660	14,020,710	13,145,607	12,928,047	18,213,886	22,135,939
International Passengers	4,232,033	3,981,609	4,089,556	4,022,334	4,654,996	4,916,179
Total Passengers	20,104,693	18,002,319	17,235,163	16,950,381	22,868,882	27,052,118
Freight Total (000 lbs)	709,319	635,469	670,327	589,876	646,475	668,027

Source: Metropolitan Washington Airports Authority.

* Washington Dulles International Airport opened in 1962.

Section F - Residential Development

Housing and real estate reflect the overall population growth in a county, and rise accordingly to meet demand. By evaluating availability and pricing of housing, the economic value of the community and the sustainability of the local real estate markets can be determined. Housing and real estate prices also define the type and amount of spending that consumers may exhibit.

The high quality of life available in Loudoun County makes it a desirable place to live. The many amenities, prosperous businesses, planned communities, and access to the Washington, D.C. metropolitan area have all contributed to the population growth, and thus, the rise in residential developments in the county. Since 1995, over 55,000 residential building permits have been issued in Loudoun.

Some of the local data presented in this section are broken down by planning subarea. Loudoun has defined ten planning subareas that represent geographical areas with similar development futures and are used in growth scenario development and analysis. A map showing the location of the planning subareas is provided on page 71.

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Trends in Housing Stock by Type -- Loudoun County

In 2005, Loudoun County's residential inventory was 90,704 units. Single-family detached units were estimated to account for 53.8 percent of all units. Multifamily units were growing at the fastest rate among all housing units in Loudoun County between 2000 and 2005.

Table F-1
Housing Stock by Type, 2005
Loudoun County, Virginia

Type of Unit	Housing Units		Distribution 2005	Change 2000-2005	
	2000	2005		Number	Percent
Single-Family Detached	35,929	48,844	53.8%	12,915	35.9%
Single-Family Attached	17,389	24,412	26.9%	7,023	40.4%
Multifamily	8,842	17,448	19.2%	8,606	97.3%
Total	62,160	90,704	100.0%	28,544	45.9%

Sources: U.S. Census Bureau and Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.

Housing Sales Trends by Type -- Loudoun County

In 2005, just over 12,700 housing units were sold in Loudoun County for an average price of about \$568,959. The sale price for a single family detached home averaged just over \$720,000. Among the units sold, 49 percent were single-family detached, 36 percent were single-family attached, and the remaining 15 percent were condominiums. Sales prices for single-family detached units have increased by 204 percent in the last decade, the most of all the housing types.

Table F-2
Housing Sales Trends by Type, 1995-2005
Loudoun County, Virginia

Unit Type	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Number of Units Sold											
Single-Family Detached	2,151	2,561	3,006	3,625	4,228	4,433	3,940	4,409	5,667	6,641	6,323
Single-Family Attached	1,543	1,483	1,642	2,032	2,706	3,436	4,024	3,963	4,685	4,761	4,584
Condominium	476	353	373	570	581	910	1,146	1,124	1,265	1,731	1,887
All Units	4,170	4,397	5,021	6,227	7,515	8,779	9,110	9,496	11,617	13,133	12,794
Change From Previous Year	2.1%	5.4%	14.2%	24.0%	20.7%	16.8%	3.8%	4.2%	22.3%	13.0%	-2.6%
Average Price of Units Sold											
Single-Family Detached	\$229,515	\$239,569	\$246,772	\$264,715	\$290,851	\$346,205	\$396,016	\$427,199	\$477,471	\$568,297	\$721,020
Single-Family Attached	\$155,007	\$150,687	\$154,032	\$156,092	\$165,590	\$188,679	\$228,150	\$253,754	\$292,300	\$361,654	\$463,415
Condominium	\$99,474	\$101,319	\$100,629	\$133,572	\$117,686	\$134,958	\$143,159	\$170,584	\$199,802	\$252,767	\$315,825
All Units	\$187,101	\$198,492	\$205,587	\$217,265	\$232,359	\$262,654	\$290,059	\$324,440	\$372,558	\$451,796	\$568,959
Change From Previous Year	0.7%	6.1%	3.6%	5.7%	6.9%	13.0%	10.4%	11.9%	14.8%	21.3%	25.9%

Source: Loudoun County Department of Management & Financial Services. Compiled by: Loudoun County Department of Economic Development.

Trends in Residential Building Permits by Type -- Loudoun County

In 2005, 5,065 building permits for new residential units were issued. About 62 percent of the permits were for single-family detached units, 26 percent were for single-family attached units, and 12 percent were for multifamily or condominiums.

Table F-3
Trends in Residential Building Permits Issued for New Units by Type, 1995-2005
Loudoun County, Virginia

Year	Single-Family Detached		Single-Family Attached		Multifamily		All Units
	Number Issued	Percent of Total	Number Issued	Percent of Total	Number Issued	Percent of Total	
1995	1,382	51.5%	1,066	39.7%	238	8.9%	2,686
1996	1,646	53.9%	1,065	34.8%	345	11.3%	3,056
1997	1,904	54.3%	1,278	36.5%	323	9.2%	3,505
1998	2,384	45.2%	1,527	29.0%	1,363	25.8%	5,274
1999	2,746	46.9%	1,817	31.0%	1,289	22.0%	5,852
2000	2,680	43.7%	2,377	38.8%	1,077	17.6%	6,134
2001	1,827	38.8%	1,578	33.5%	1,307	27.7%	4,712
2002	2,874	48.1%	1,608	26.9%	1,494	25.0%	5,976
2003	3,316	49.8%	2,247	33.8%	1,094	16.4%	6,657
2004	3,498	53.1%	2,000	30.3%	1,095	16.6%	6,593
2005	3,151	62.2%	1,311	25.9%	603	11.9%	5,065
1995-2005	27,408	49.4%	17,874	32.2%	10,228	18.4%	55,510

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.

Residential Building Permits by Type -- Loudoun County

Nearly all of the residential building permits issued in 2005 within the incorporated towns were in Leesburg, Lovettsville, and Purcellville. Among the planning subareas, 36 percent of all residential building permits in 2005 were for the Ashburn subarea and 31 percent for Dulles. Maps showing location of towns and planning subareas are provided on pages 70 and 71, respectively.

Table F-4
Residential Building Permits Issued for Towns and Planning Subareas, 2005
Loudoun County, Virginia

	Permits Issued for New Units			Total	Distribution
	Single-Family Detached	Single-Family Attached	Multifamily		
Incorporated Towns					
Hamilton	1	0	0	1	0.2%
Hillsboro	0	0	0	0	0.0%
Leesburg	109	168	108	385	69.5%
Lovettsville	71	0	0	71	12.8%
Middleburg	0	0	0	0	0.0%
Purcellville	76	19	0	95	17.1%
Round Hill	2	0	0	2	0.4%
Total	259	187	108	554	100.0%
Planning Subareas					
Ashburn	1,118	458	249	1,825	36.0%
Dulles	793	517	246	1,556	30.7%
Leesburg	281	242	108	631	12.5%
Northwest	205	0	0	205	4.0%
Potomac	3	72	0	75	1.5%
Route 15 North	152	0	0	152	3.0%
Route 15 South	54	0	0	54	1.1%
Route 7 West	444	20	0	464	9.2%
Southwest	71	2	0	73	1.4%
Sterling	30	0	0	30	0.6%
Total	3,151	1,311	603	5,065	100.0%

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.

Residential Building Permits by Planning Subarea -- Loudoun County

Nearly three-fourths of all residential building permits issued since 1995 were in the Ashburn, Dulles, and Leesburg planning subareas. A map showing the location of the planning subareas is provided on page 71.

Table F-5
Residential Building Permits Issued by Planning Subarea, 1995-2005
Loudoun County, Virginia

Planning Subarea	Number of Permits for New Units											Total	Distribution
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	1995-2005	1995-2005
Ashburn	759	948	1,262	1,946	2,236	1,955	1,817	3,275	2,444	2,854	1,825	21,321	38.4%
Dulles	227	429	504	684	746	679	504	651	2,148	1,507	1,556	9,635	17.4%
Leesburg	557	459	619	765	911	1,435	1,330	1,104	1,037	762	631	9,610	17.3%
Northwest	42	45	46	73	101	120	77	118	108	185	205	1,120	2.0%
Potomac	812	708	499	990	817	793	477	176	116	159	75	5,622	10.1%
Route 15 North	28	23	51	58	31	31	31	57	57	93	152	612	1.1%
Route 15 South	23	27	24	27	29	36	14	20	24	31	54	309	0.6%
Route 7 West	88	122	271	267	297	381	326	364	480	562	464	3,622	6.5%
Southwest	33	72	49	50	71	75	26	55	72	44	73	620	1.1%
Sterling	117	223	180	414	613	629	110	156	171	396	30	3,039	5.5%
Total	2,686	3,056	3,505	5,274	5,852	6,134	4,712	5,976	6,657	6,593	5,065	55,510	100.0%

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.

New Residential Construction by Project -- Loudoun County

Residential building permits by unit type issued in 2005 are listed by project or subdivision. The subdivisions of Lansdowne and South Riding experienced significant development in 2005. A listing of housing units for completed subdivisions is available on the Loudoun County Department of Economic Development website at biz.loudoun.gov.

Table F-6
Residential Building Permits Issued by Project/Subdivision, 2005
Loudoun County, Virginia

Project/Subdivision	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Ashbrook	Ashburn	57	33	0	90
Ashburn Village	Ashburn	0	3	0	3
Avonlea	Dulles	3	9	0	12
Belmont	Ashburn	127	89	106	322
Brambleton	Dulles	291	87	0	378
Broadlands	Ashburn	76	163	0	239
Brooks Property	Sterling	29	0	0	29
Bruce Subdivision	Northwest	10	0	0	10
Cascades	Potomac	0	72	0	72
Cedar Crest	Dulles	85	0	0	85
Cedar Hunt	Dulles	77	0	0	77
Chase At Belmont Country Club	Ashburn	33	0	0	33
Chestnut Hills	Route 7 West	19	0	0	19
Churchill Downs	Route 15 North	19	0	0	19
Dean Property	Dulles	22	0	0	22
Dutchmans Creek Hamlet	Northwest	8	0	0	8
Edwards Landing	Leesburg	1	0	0	1
Elk Lick Estates	Dulles	5	0	0	5
Elysian Heights	Route 15 North	10	0	0	10
Evergreen	Leesburg	13	0	0	13
Evergreen Hamlets	Ashburn	15	0	0	15
Glynn Tarra Estates	Route 15 North	19	0	0	19
Goose Creek Bend	Leesburg	2	0	0	2
Grenata	Leesburg	16	0	0	16
Hamilton Ridge (Fawn Meadow)	Route 7 West	31	0	0	31
Hamilton Station Estates	Route 7 West	7	0	0	7

Table F-6, continued
Residential Building Permits Issued by Project/Subdivision, 2005
Loudoun County, Virginia

Project/Subdivision	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Hamlets Of Blue Ridge, The	Route 7 West	27	0	0	27
Hawks View Glen	Leesburg	0	30	0	30
Heather Knolls	Route 7 West	7	1	0	8
Highlands	Route 7 West	29	0	0	29
Hirst Farm	Route 7 West	40	0	0	40
Hunt At Belmont Country Club	Ashburn	44	0	0	44
Kelley Division	Southwest	5	0	0	5
Kincaid Forest	Leesburg	1	0	0	1
Kirkpatrick Farms	Dulles	48	91	0	139
Lakes At Belle Terra	Ashburn	3	0	0	3
Lansdowne	Ashburn	264	61	143	468
Lees Crossing	Route 15 North	7	0	0	7
Lenah Run	Dulles	28	0	0	28
Long Meadow Hamlet	Route 15 South	1	0	0	1
Loudoun Valley Estates	Ashburn	137	0	0	137
Marches, The	Dulles	1	0	0	1
New Town Meadows	Northwest	55	0	0	55
Oak Knoll Farms	Route 7 West	5	0	0	5
Oak Knoll Hamlet	Route 7 West	21	0	0	21
Orchards At Round Hill	Route 7 West	1	0	0	1
Park At Belle Terra, The	Ashburn	4	0	0	4
Poland Road Property	Dulles	64	0	0	64
Potomac Crossing	Leesburg	0	68	0	68
Potomac Green	Ashburn	9	24	0	33
Potomac Station	Leesburg	1	70	0	71
Potter Property	Ashburn	0	67	0	67
Providence Ridge	Dulles	45	0	0	45
Purcellville Ridge	Route 7 West	0	19	0	19
Raspberry Falls	Route 15 North	22	0	0	22
Red Cedar	Leesburg	16	0	0	16
Red Cedar West	Route 15 South	39	0	0	39
Reserve At Belle Terra	Ashburn	2	0	0	2

Table F-6, continued
Residential Building Permits Issued by Project/Subdivision, 2005
Loudoun County, Virginia

Project/Subdivision	Planning Subarea	Single Family Detached	Single Family Attached	Multi-family	Total
Ridings At Blue Spring, The	Dulles	59	0	0	59
River Creek	Leesburg	28	74	0	102
Rokeby Hamlet	Leesburg	32	0	0	32
Rose Hill Estates	Route 7 West	23	0	0	23
Shenstone	Leesburg	13	0	0	13
Silcott Meadow	Southwest	10	0	0	10
South Riding	Dulles	129	121	162	412
South Village	Dulles	49	50	0	99
Stone Ridge	Dulles	100	174	84	358
Stonebrook Farms Hamlet	Northwest	15	0	0	15
Stoneleigh	Route 7 West	4	0	0	4
Stratford (Stowers)	Leesburg	68	0	0	68
Tall Cedar Estates	Dulles	26	0	0	26
Tavistock Farms	Leesburg	0	0	108	108
Village At Waxpool, The	Ashburn	73	0	0	73
Village Case, The	Route 7 West	23	0	0	23
Villages at Round Hill	Route 7 West	123	0	0	123
Waterfield Hamlet	Northwest	8	0	0	8
Waterford Ridge	Route 15 North	42	0	0	42
Waterford View Estates	Northwest	16	0	0	16
Waxpool Village	Ashburn	1	0	0	1
Westbrook	Dulles	11	0	0	11
Woodland	Dulles	18	3	0	21
Wright Farm	Route 7 West	7	0	0	7
Other		372	2	0	374
Total		3,151	1,311	603	5,065

Source: Loudoun County Department of Building & Development. Compiled by Loudoun County Department of Economic Development.

Approved Residential Projects -- Loudoun County

More than 171 major projects with greater than 20 units, totaling 82,353 units, have been approved in Loudoun County. As of January 1, 2006, building permits have been issued for 46,259 units, leaving 36,094 to be built.

Table F-7

Major Approved Residential Projects (20+ Units), 2005 Loudoun County, Virginia

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/06				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Ashburn	10,146	10,637	14,937	35,720	6,935	6,058	4,764	17,757	3,211	4,579	10,173	17,963	50%
Alexander's Chase	65	142	0	207	0	0	0	0	65	142	0	207	0%
Amberleigh	80	64	0	144	0	0	0	0	80	64	0	144	0%
Ashbrook	225	131	550	906	177	130	504	811	48	1	46	95	90%
Ashburn Manor	54	13	0	67	49	11	0	60	5	2	0	7	90%
Ashburn Run	47	0	0	47	45	0	0	45	2	0	0	2	96%
Ashburn Station	39	0	0	39	37	0	0	37	2	0	0	2	95%
Ashburn Village	1,489	2,424	1,142	5,055	1,475	2,395	951	4,821	14	29	191	234	95%
Belmont	886	849	198	1,933	842	826	106	1,774	44	23	92	159	92%
Belmont Glen	49	0	0	49	46	0	0	46	3	0	0	3	94%
Belmont Glen Village(<i>Belmont Glen Rouse Property</i>)	196	0	0	196	0	0	0	0	196	0	0	196	0%
Broadlands	1,946	1,225	846	4,017	1,706	1,012	532	3,250	240	213	314	767	81%
Cedar Ridge	64	10	0	74	63	10	0	73	1	0	0	1	99%
Chase at Belmont Country Club, The (<i>Belmont Station</i>)	83	0	0	83	33	0	0	33	50	0	0	50	40%
Evergreen Hamlets	80	0	0	80	15	0	0	15	65	0	0	65	19%
Farmwell (Trask)	35	0	0	35	23	0	0	23	12	0	0	12	66%
Farmwell Hunt(<i>Ashburn Commons, Ashburn Center</i>)	345	234	175	754	345	234	161	740	0	0	14	14	98%
Flynn's Crossing(<i>Ryan Park Center</i>)	0	250	228	478	0	133	228	361	0	117	0	117	76%
Goose Creek Preserve	202	128	170	500	0	0	0	0	202	128	170	500	0%
Goose Creek Village North	0	300	264	564	0	0	0	0	0	300	264	564	0%
Goose Creek Village South	0	92	0	92	0	0	0	0	0	92	0	92	0%
Hunt at Belmont Country Club, The (<i>Bles / Weller</i>)	132	0	0	132	91	0	0	91	41	0	0	41	69%
Huntmoore at Waxpool	0	37	0	37	0	0	0	0	0	37	0	37	0%
Lansdowne (<i>remainder in Leesburg</i>)	1,222	845	2,986	5,053	1,190	718	1,744	3,652	32	127	1,242	1,401	72%
Lansdowne Village Greens	0	204	341	545	0	0	0	0	0	204	341	545	0%

Table F-7, continued
Major Approved Residential Projects (20+ Units), 2005
Loudoun County, Virginia

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/06				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Ashburn, continued													
Loudoun Parkway Center	142	330	538	1,010	50	330	538	918	92	0	0	92	91%
Loudoun Station	0	0	1,514	1,514	0	0	0	0	0	0	1,514	1,514	0%
Loudoun Valley Estates(Broad Run Meadows, Loudoun Valley Preserve, Churchill Meadows, Loudoun Valley Estates II	1,099	288	0	1,387	664	235	0	899	435	53	0	488	65%
Moorefield Station	745	1,071	945	2,761	0	0	0	0	745	1,071	945	2,761	0%
Moreland Estates(Corro Property)	50	1,300	4,650	6,000	0	0	0	0	50	1,300	4,650	6,000	0%
Potomac Green	80	0	0	80	0	0	0	0	80	0	0	80	0%
Pulte Homes on Croson Lane	511	572	390	1,473	9	24	0	33	502	548	390	1,440	2%
Reserve at Bella Terra, The	84	103	0	187	0	0	0	0	84	103	0	187	0%
Reserve at Waxpool	43	0	0	43	2	0	0	2	41	0	0	41	5%
Ryans Corner	25	24	0	49	0	0	0	0	25	24	0	49	0%
Villages of Waxpool (Overlook at Beaverdam Creek)	0	143	0	143	0	0	0	0	0	143	0	143	0%
	193	0	0	193	73	0	0	73	120	0	0	120	38%
Dulles	10,637	8,265	2,877	21,779	5,047	3,697	1,172	9,916	5,590	4,568	1,705	11,863	46%
Avonlea (Pinebrooke Village, Pinebrooke Estates)	65	343	0	408	3	9	0	12	62	334	0	396	3%
Blue Spring Farm	67	0	0	67	64	0	0	64	3	0	0	3	96%
Blue Springs View	120	0	0	120	0	0	0	0	120	0	0	120	0%
Braddock Corner	69	90	0	159	0	0	0	0	69	90	0	159	0%
Braddock Crossing	58	134	0	192	0	0	0	0	58	134	0	192	0%
Brambleton	3,050	2,757	433	6,240	756	353	433	1,542	2,294	2,404	0	4,698	25%
Bridle Ridge (East Riding Estates)	45	0	0	45	0	0	0	0	45	0	0	45	0%
CD Smith	153	214	88	455	0	0	0	0	153	214	88	455	0%
Cedar Crest	163	0	0	163	135	0	0	135	28	0	0	28	83%
Cedar Hunt (Estates at Elk Lick Downs, The)	244	0	0	244	208	0	0	208	36	0	0	36	85%
Dawson's Corner	224	0	0	224	0	0	0	0	224	0	0	224	0%
Dean	49	0	0	49	22	0	0	22	27	0	0	27	45%
Estates at Elk Run	135	71	0	206	0	0	0	0	135	71	0	206	0%
Frontier Springs	36	43	0	79	0	0	0	0	36	43	0	79	0%

Table F-7, continued
Major Approved Residential Projects (20+ Units), 2005
Loudoun County, Virginia

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/06				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Dulles, continued													
Graham Flynn	0	149	0	149	0	0	0	0	0	149	0	149	0%
Greene Mill Reserve(Woodland Village)	202	21	0	223	18	3	0	21	184	18	0	202	9%
Greenfield Crossing	16	91	0	107	0	0	0	0	16	91	0	107	0%
Huntley Meadows	51	0	0	51	0	0	0	0	51	0	0	51	0%
Kirkpatrick Farms	953	248	216	1,417	203	179	0	382	750	69	216	1,035	27%
Kirkpatrick West	25	24	0	49	0	0	0	0	25	24	0	49	0%
Lenah Run (Lenah Farm)	255	0	0	255	240	0	0	240	15	0	0	15	94%
Marantha Farm	33	0	0	33	0	0	0	0	33	0	0	33	0%
Marches, The	32	0	0	32	30	0	0	30	2	0	0	2	94%
Masira	108	57	0	165	0	0	0	0	108	57	0	165	0%
Park Royal	85	0	0	85	0	0	0	0	85	0	0	85	0%
Poland Road Property	195	0	0	195	93	0	0	93	102	0	0	102	48%
Providence Glen	20	59	0	79	0	0	0	0	20	59	0	79	0%
Providence Ridge	63	0	0	63	52	0	0	52	11	0	0	11	83%
Ridings at Blue Spring, The	313	0	0	313	287	0	0	287	26	0	0	26	92%
Rossprory Estates	21	0	0	21	0	0	0	0	21	0	0	21	0%
South Riding (Katama Woods)	2,415	2,320	980	5,715	2,405	2,320	637	5,362	10	0	343	353	94%
South Riding Station	274	346	0	620	0	0	0	0	274	346	0	620	0%
South Village	118	133	0	251	115	103	0	218	3	30	0	33	87%
Stone Ridge (Amber Spring)	853	1,252	1,160	3,265	330	739	102	1,171	523	513	1,058	2,094	36%
Tall Cedar Estates	70	0	0	70	65	0	0	65	5	0	0	5	93%
Townes at East Gate	57	256	0	313	0	0	0	0	57	256	0	313	0%
Valley Run Estates	36	0	0	36	0	0	0	0	36	0	0	36	0%
Westbrook	29	0	0	29	24	0	0	24	5	0	0	5	83%
Leesburg	5,470	3,338	877	9,685	4,294	2,781	560	7,635	1,176	557	317	2,050	79%
Beauregard Estates	132	0	0	132	121	0	0	121	11	0	0	11	92%
Big Spring Farm	35	0	0	35	33	0	0	33	2	0	0	2	94%
Colts Run	49	0	0	49	1	0	0	1	48	0	0	48	2%
Edward's Landing	197	214	0	411	187	200	0	387	10	14	0	24	94%
Emerald Parks Estates	31	0	0	31	20	0	0	20	11	0	0	11	65%

Table F-7, continued
Major Approved Residential Projects (20+ Units), 2005
Loudoun County, Virginia

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/06				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Leesburg continued													
Evergreen Rural Village	281	24	0	305	13	0	0	13	268	24	0	292	4%
Goose Creek Bend	36	0	0	36	4	0	0	4	32	0	0	32	11%
Grenata	58	0	0	58	16	0	0	16	42	0	0	42	28%
Kincaid Forest	303	199	0	502	299	197	0	496	4	2	0	6	99%
Kingdom Farm	59	0	0	59	0	0	0	0	59	0	0	59	0%
Lake Hill	48	0	0	48	0	0	0	0	48	0	0	48	0%
Lakes at Red Rock, The(Northlake)	236	140	0	376	175	131	0	306	61	9	0	70	81%
Lansdowne (remainder in Ashburn)	200	0	0	200	198	0	0	198	2	0	0	2	99%
Old Waterford Knolls	144	0	0	144	132	0	0	132	12	0	0	12	92%
Potomac Crossing	584	385	0	969	545	378	0	923	39	7	0	46	95%
Potomac Station(Harper Park)	916	438	260	1,614	858	438	152	1,448	58	0	108	166	90%
Red Cedar	281	36	0	317	16	0	0	16	265	36	0	301	5%
River Creek	590	760	0	1,350	521	592	0	1,113	69	168	0	237	82%
Rokeby Hamlet	86	0	0	86	32	0	0	32	54	0	0	54	37%
Stratford (Stowers)	424	449	509	1,382	408	187	300	895	16	262	209	487	65%
Sycamore Hill	0	480	0	480	0	445	0	445	0	35	0	35	93%
Tavistock Farms	306	213	108	627	297	213	108	618	9	0	0	9	99%
Woodlea Hills	37	0	0	37	35	0	0	35	2	0	0	2	95%
Woodlea Manor	437	0	0	437	383	0	0	383	54	0	0	54	88%
Northwest	616	0	0	616	282	0	0	282	334	0	0	334	46%
Dale Property	22	0	0	22	0	0	0	0	22	0	0	22	0%
Deerfield	42	0	0	42	27	0	0	27	15	0	0	15	64%
Dutchman's Creek Hamlet	73	0	0	73	25	0	0	25	48	0	0	48	34%
Ecovillage	53	0	0	53	8	0	0	8	45	0	0	45	15%
New Town Meadows	155	0	0	155	70	0	0	70	85	0	0	85	45%
Saratoga	56	0	0	56	0	0	0	0	56	0	0	56	0%
Schoene Property	29	0	0	29	0	0	0	0	29	0	0	29	0%
Stonebrook Farm Hamlet	31	0	0	31	15	0	0	15	16	0	0	16	48%
Taylorstown Meadows	32	0	0	32	22	0	0	22	10	0	0	10	69%
Waterfield Hamlet	20	0	0	20	16	0	0	16	4	0	0	4	80%

Table F-7, continued
Major Approved Residential Projects (20+ Units), 2005
Loudoun County, Virginia

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/06				Units Remaining to be Built				Percent Complete	
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total		
Northwest continued														
Waterford View Estates	48	0	0	48	45	0	0	45	3	0	0	3	94%	
Wheatland Estates	55	0	0	55	54	0	0	54	1	0	0	1	98%	
Potomac	3,403	2,498	1,910	7,811	2,930	2,425	1,693	7,048	473	73	217	763	90%	
Carter's Grove	27	0	0	27	24	0	0	24	3	0	0	3	89%	
Cascades**	3,024	2,040	1,510	6,574	2,598	2,040	1,374	6,012	426	0	136	562	91%	
Cascades-Lowes Island Age Restricted Community	0	66	126	192	0	0	75	75	0	66	51	117	39%	
Jefferson Village (Loudoun Village)	0	174	274	448	0	174	244	418	0	0	30	30	93%	
River Bank Woods (Steinberg/Lorey Taylor & Brockman)	79	0	0	79	62	0	0	62	17	0	0	17	78%	
South Bank	221	28	0	249	202	28	0	230	19	0	0	19	92%	
Westerley (Route 7 Partners)	52	190	0	242	44	183	0	227	8	7	0	15	94%	
Rt. 15 North	918	33	0	951	301	0	0	301	617	33	0	650	32%	
Churchill Downs	33	0	0	33	19	0	0	19	14	0	0	14	58%	
Elysian Heights	301	33	0	334	10	0	0	10	291	33	0	324	3%	
Glynn Tarra Estates	40	0	0	40	36	0	0	36	4	0	0	4	90%	
Historic Selma Estates	176	0	0	176	0	0	0	0	176	0	0	176	0%	
Lee's Crossing	48	0	0	48	22	0	0	22	26	0	0	26	46%	
Raspberry Falls (Moorlands)	205	0	0	205	142	0	0	142	63	0	0	63	69%	
Waterford Ridge	115	0	0	115	72	0	0	72	43	0	0	43	63%	
Rt. 15 South	396	0	0	396	4	0	0	4	392	0	0	392	1%	
Barclay Ridge	76	0	0	76	1	0	0	1	75	0	0	75	1%	
Chudleigh	32	0	0	32	0	0	0	0	32	0	0	32	0%	
Courtland Farm	288	0	0	288	3	0	0	3	285	0	0	285	1%	
Rt. 7 West	2,847	638	0	3,485	1,670	146	0	1,816	1,177	492	0	1,669	52%	
Autumn Hill	0	492	0	492	0	0	0	0	0	492	0	492	0%	
Chestnut Hills	33	0	0	33	19	0	0	19	14	0	0	14	58%	

Table F-7, continued
Major Approved Residential Projects (20+ Units), 2005
Loudoun County, Virginia

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/06				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
Rt. 7 West													
Cortland Square	8	31	0	39	7	31	0	38	1	0	0	1	97%
Creekside at Round Hill	95	0	0	95	0	0	0	0	95	0	0	95	0%
Courts Of St. Francis	49	0	0	49	45	0	0	45	4	0	0	4	92%
Golden Springs	25	0	0	25	23	0	0	23	2	0	0	2	92%
Greenwood Commons	40	0	0	40	39	0	0	39	1	0	0	1	98%
Hamilton Ridge (<i>Fawn Meadow, Saddle Ridge,</i>	63	0	0	63	35	0	0	35	28	0	0	28	56%
Hamilton Station Estates	24	0	0	24	23	0	0	23	1	0	0	1	96%
Hamlets Of Blue Ridge, The	71	0	0	71	46	0	0	46	25	0	0	25	65%
Heather Knolls	39	0	0	39	8	0	0	8	31	0	0	31	21%
Highlands, The	106	0	0	106	30	0	0	30	76	0	0	76	28%
Hirst Farm	240	0	0	240	150	0	0	150	90	0	0	90	63%
Kingsbridge Manor	27	0	0	27	19	0	0	19	8	0	0	8	70%
Locust Grove	212	0	0	212	197	0	0	197	15	0	0	15	93%
Oak Knoll Farms	78	0	0	78	50	0	0	50	28	0	0	28	64%
Old Dominion Valley	138	0	0	138	137	0	0	137	1	0	0	1	99%
Orchards at Round Hill	34	0	0	34	18	0	0	18	16	0	0	16	53%
Rose Hill Estates	51	0	0	51	25	0	0	25	26	0	0	26	49%
Stoneleigh	170	0	0	170	130	0	0	130	40	0	0	40	76%
Villages at Round Hill ***	1,009	115	0	1,124	523	115	0	638	486	0	0	486	57%
Village Case, The	146	0	0	146	80	0	0	80	66	0	0	66	55%
Woodmar Farm	67	0	0	67	0	0	0	0	67	0	0	67	0%
Wright Farm	122	0	0	122	66	0	0	66	56	0	0	56	54%
Southwest	113	0	0	113	20	0	0	20	93	0	0	93	18%
Fox Run	48	0	0	48	0	0	0	0	48	0	0	48	0%
Goose Creek Chase	24	0	0	24	1	0	0	1	23	0	0	23	4%
Kelley	20	0	0	20	9	0	0	9	11	0	0	11	45%
Silcott Meadow	21	0	0	21	10	0	0	10	11	0	0	11	48%
Sterling	100	480	1,217	1,797	61	412	1,007	1,480	39	68	210	317	82%
Brooks Property	46	0	0	46	29	0	0	29	17	0	0	17	63%

Table F-7, continued
Major Approved Residential Projects (20+ Units), 2005
Loudoun County, Virginia

Planning Subarea/ Project Name*	Total Approved Units				Units Built or Permitted as of 1/1/06				Units Remaining to be Built				Percent Complete
	SFD	SFA	MF	Total	SFD	SFA	MF	Total	SFD	SFA	MF	Total	
<i>Sterling continued</i>													
Colonnade (<i>Dulles Town Center</i>)	0	211	857	1,068	0	155	857	1,012	0	56	0	56	95%
Community Church	0	0	360	360	0	0	150	150	0	0	210	210	42%
Groveswood	0	269	0	269	0	257	0	257	0	12	0	12	96%
Lochewood (<i>Sterling Associates</i>)	32	0	0	32	31	0	0	31	1	0	0	1	97%
Lochewood Manor (<i>Guilford Crossing</i>)	22	0	0	22	1	0	0	1	21	0	0	21	5%
Total	34,646	25,889	21,818	82,353	21,544	15,519	9,196	46,259	13,102	10,370	12,622	36,094	56%

Source: Loudoun County Building and Development; Compiled by: Loudoun County Department of Economic Development.

* Includes rezonings and by-right projects.

** Includes Falcon's Landing, Potomac Lakes, Potomac Terrace, Town Center at Westlakes & Potomac Lakes Town Center.

*** Includes Round Hill Rural Estates, Mountain Valley, Lakepoint & The Villages at Round Hill.

SFD - Single Family Detached SFA - Single Family Attached MF - Multifamily

Residential Building Permits Trends -- Northern Virginia

The number of new residential units permitted in Northern Virginia exceeded 22,000 in 2005. Loudoun County's share of total residential permits in that year was 23 percent.

Table F-8
Trends in Residential Building Permits Issued, 1995-2005
Northern Virginia Jurisdictions

Jurisdiction	Number of New Units Permitted											Distribution
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2005
Alexandria City	185	173	1,286	1,538	1,456	1,100	1,364	1,244	72	843	859	3.9%
Arlington County	913	660	1,468	380	283	811	1,175	2,927	1,273	1,273	2,805	12.6%
Clarke County	NA	NA	0	74	123	101	139	133	129	130	221	1.0%
Fairfax City	135	100	80	125	79	166	192	27	16	47	28	0.1%
Fairfax County	7,114	8,312	6,578	6,159	9,411	5,706	6,337	5,979	4,020	6,780	3,836	17.3%
Falls Church City	NA	NA	NA	NA	NA	1	2	2	3	5	17	0.1%
Fauquier County	NA	NA	360	426	466	533	797	709	800	703	547	2.5%
Fredericksburg City	NA	NA	31	210	272	41	75	109	46	170	35	0.2%
Loudoun County	2,686	3,056	3,505	5,274	5,852	6,134	4,712	6,108	6,766	6,664	5,065	22.8%
Manassas City	NA	86	83	74	176	54	163	142	132	147	40	0.2%
Manassas Park City	NA	342	174	211	306	207	49	213	162	189	NA	NA
Prince William County	2,534	2,353	2,869	2,797	3,751	4,758	4,593	6,015	6,572	5,822	5,304	23.9%
Spotsylvania County	NA	NA	1,685	1,630	1,631	1,502	2,407	1,651	1,875	1,294	1,441	6.5%
Stafford County	1,132	1,422	1,172	1,415	1,238	2,056	1,741	2,067	1,652	1,953	1,609	7.2%
Warren County	NA	NA	171	224	190	201	304	331	318	416	398	1.8%
Total	14,699	16,504	19,462	20,537	25,234	23,371	24,050	27,657	23,836	26,436	22,205	100.0%

Source: U.S. Census Bureau through 2004. 2005 data from Weldon Cooper Center for Public Service, except Arlington, Loudoun, and Spotsylvania counties directly from jurisdictions.

NA: Not available or incomplete information.

Section G - Nonresidential Development

Successful business development increases the county's capacity to generate employment opportunities and broadens the county's tax base. A key factor in this success is having a diverse portfolio of sites where businesses can locate. Analyzing local economic trends provides useful indications of changes in the supply and demand of office and industrial space.

In 1990, Loudoun County had 13 million square feet of nonresidential space, compared to the current inventory of just over 61 million square feet. In 2005, 3.8 million square feet of nonresidential construction was permitted. The nonresidential vacancy rate continued its downward trend, dropping to 13.1 percent from 14.6 percent the year before.

Loudoun County accounts for 11 percent of the Northern Virginia region's rentable commercial and industrial space. However, Loudoun has a higher percentage of Flex and Industrial space than other Northern Virginia jurisdictions as a result of serving Washington Dulles International Airport.

Some of the local data presented in this section is broken down by planning subarea. Loudoun has defined ten planning subareas that represent geographical areas with similar development futures and are used in growth scenario development and analysis. A map showing the location of the planning subareas is provided on page 71.

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Loudoun County

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Nonresidential Building Permit Trends -- Loudoun County

Nonresidential square feet permitted in 2005 totaled nearly 3.8 million square feet. There was more than a 200 percent increase in Office square footage permitted in 2005 over 2004.

Table G-1
Nonresidential Building Permit Trends, 1995-2005
Loudoun County, Virginia

Year	Square Feet Permitted				Total
	Office	Industrial	Retail	Other*	
1995	201,790	131,034	425,850	172,025	930,699
1996	355,684	262,625	533,283	695,943	1,847,535
1997	468,391	777,366	121,278	841,337	2,208,372
1998	1,843,364	913,249	1,158,478	1,098,211	5,013,302
1999	1,708,919	1,217,589	532,130	1,882,646	5,341,284
2000	2,034,389	3,207,333	879,981	1,877,463	7,999,166
2001	843,831	1,361,026	461,018	1,809,405	4,475,280
2002	156,392	415,072	529,918	800,216	1,901,598
2003	413,835	468,860	731,472	1,600,998	3,215,165
2004	231,920	1,287,078	799,673	1,529,523	3,848,194
2005	729,306	1,342,975	540,708	1,184,265	3,797,254
Total	8,987,821	11,384,207	6,713,789	13,492,032	40,577,849
Percent Distribution	22.1%	28.1%	16.5%	33.2%	100.0%

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.

* Includes schools, hospitals, churches, airport support facilities, self storage, etc.

Nonresidential Building Permits by Planning Subarea -- Loudoun County

Nearly half of all the nonresidential square footage permitted in 2005 was in Ashburn. Ashburn also accounted for more than 50 percent of both office and industrial development. A map showing the location of the planning subareas is located on page 71.

Table G-2
Nonresidential Building Permits By Planning Subarea, 2005
Loudoun County, Virginia

Planning Subarea	Total Square Footage				Total	Distribution
	Office	Industrial	Retail	Other*		
Ashburn	490,927	937,899	144,745	211,690	1,785,261	47.0%
Dulles	56,923	213,321	110,905	680,186	1,061,335	28.0%
Leesburg	76,716	1,749	116,319	113,978	308,762	8.1%
Northwest	0	0	0	0	0	0.0%
Potomac	0	0	51,587	0	51,587	1.4%
Route 15 North	0	0	0	2,803	2,803	0.1%
Route 15 South	0	0	0	5,363	5,363	0.1%
Route 7 West	28,768	0	0	8,268	37,036	1.0%
Southwest	0	0	0	1,427	1,427	0.0%
Sterling	75,972	190,006	117,152	160,550	543,680	14.3%
Total	729,306	1,342,975	540,708	1,184,265	3,797,254	100.0%
Percent Distribution	19.2%	35.4%	14.2%	31.2%	100.0%	

Source: Loudoun County Department of Building & Development. Compiled by Loudoun County Department of Economic Development.

* Includes schools, hospitals, churches, airport support facilities, self storage, etc.

Inventory of Nonresidential Space -- Loudoun County

In 2005, Loudoun County's inventory of nonresidential space totaled 61 million square feet. Retail is most concentrated in Leesburg and Sterling, which combine for 61 percent of Loudoun's total retail space. Ashburn contains more than 54 percent of Loudoun's office space and nearly 51 percent of Loudoun's industrial space. A map showing the location of the planning subareas is found on page 71.

Table G-3
Inventory of Nonresidential Space by Planning Subarea, 2005
Loudoun County, Virginia

Planning Subarea	Total Square Footage				Total	Distribution
	Office	Industrial	Retail	Other*		
Ashburn	7,594,768	8,756,385	1,584,790	6,310,839	24,246,781	39.7%
Dulles	769,520	1,845,179	776,192	2,354,138	5,745,029	9.4%
Leesburg	2,035,843	622,078	3,266,770	3,292,881	9,217,573	15.1%
Northwest	4,398	23,103	31,405	239,793	298,699	0.5%
Potomac	580,084	62,656	1,083,359	1,793,464	3,519,563	5.8%
Route 15 North	1,008	7,361	7,361	81,697	97,427	0.2%
Route 15 South	0	14,709	17,693	40,356	72,759	0.1%
Route 7 West	156,193	386,790	442,765	1,341,706	2,327,454	3.8%
Southwest	95,995	17,803	138,131	224,797	476,727	0.8%
Sterling	2,820,280	5,421,274	3,124,200	3,646,624	15,012,379	24.6%
Total	14,058,090	17,157,338	10,472,666	19,326,296	61,014,389	100%
Distribution	23.0%	28.1%	17.2%	31.7%	100.0%	

Source: Loudoun County Department of Building & Development. Compiled by Loudoun County Department of Economic Development.

* Includes schools, hospitals, churches, airport support facilities, self storage, etc.

Office and Industrial Vacancy Rate Trends -- Loudoun County

Vacancy rates for office and industrial leased space continued their five-year steady descent in 2005. Office vacancies declined 2.8 percentage points, representing a 22 percent reduction, while Flex/Industrial rates dropped 0.8 percentage points, representing a 5 percent reduction. Total vacancy declined 10 percent in 2005.

Table G-4

Trends in Office and Industrial Vacancy Rates, 2005* **Loudoun County, Virginia**

Type of Space	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
Office	19.4%	5.0%	2.1%	4.8%	7.8%	9.7%	19.3%	19.5%	16.3%	12.8%	10.0%
Flex/Industrial	13.4%	6.7%	5.4%	5.2%	1.9%	5.4%	18.9%	21.4%	19.2%	15.9%	15.1%
Total	15.4%	6.1%	4.3%	5.0%	4.3%	7.1%	19.1%	20.6%	18.0%	14.6%	13.1%

Source: CoStar Realty Information, Inc. Compiled by: Loudoun County Department of Economic Development.

** Vacancy as of December 31.*

Major Office and Industrial Projects -- Loudoun County

More than 110 office and industrial projects offer over 10,000 developable acres, with approximately 7,000 acres undeveloped. Currently, these projects accommodate more than 28.1 million square feet of existing office and industrial space. In 2004, a detailed report, *Economic Development Market Analysis of Eastern Loudoun County Office & Industrial Land*, was produced. This report, and an update of the supporting data, are available on the Department's website at biz.loudoun.gov. A map of the corridors can be found on page 73.

Table G-5
Major Office and Industrial Projects, 2005
Loudoun County, Virginia

Park/Site Name	Zoning	Developed Land			Vacant Land		
		Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Sq Ft at Max Density
Route 7		651	5,704,586		1,138		17,600,161
Ashbrook Corporate Center	PD-IP	30	261,131	0.20	73	0.40	1,274,740
Ashburn Village Executive Center	PD-IP	0	0	0.00	82	0.40	1,423,018
Belmont (Belmont Country Club)	PD-OP	0	0	0.00	111	0.20	967,000
Commonwealth Center-Ashburn	PD-IP	0	0	0.00	112	0.40	1,949,746
Crosscreek Corporate Center	PD-OP	6	60,000	0.24	12	0.40	213,618
Janelia Farm	PD-RDP	72	971,320	0.31	NA	NA	NA
Lansdowne Town Center	PD-OP	0	0	0.00	42	0.53	956,000
Lansdowne Corporate Center	PD-OP	169	959,453	0.13	0	NA	NA
Loudoun Pointe*	PD-IP	0	0	0.00	172	0.40	2,998,670
Loudoun Square Industrial Park	PD-IP w/ SPEX**	10	162,078	0.37	11	0.40	189,050
Loudoun Tech Center	PD-IP w/ SPEX**	204	2,218,177	0.25	28	0.34	420,000
Next to Janelia	PD-OP	0	0	0.00	5	0.40	93,218
One Loudoun Center*	PD-RDP	0	0	0.00	266	0.40	4,639,314
Phillips Property	PD-IP/ PD-OP	34	294,622	0.20	5	0.40	84,855
Potomac Farm Business Park	PD-OP	0	0	0.00	77	0.28	950,000
University Center (GW University)	PD-RDP	59	369,568	0.14	35	0.34	515,925
University Center	PD-RDP	68	407,586	0.14	107	0.20	925,000
Route 625		510	6,586,165		894		14,225,185
Ashburn Center (MIE)	PD-IP w/ SPEX**	29	336,720	0.27	48	0.21	440,000
Ashburn Center (Netway 2)	PD-IP	0	0	0.00	26	0.40	456,100
Ashburn Center (Netway Center)	PD-OP	0	0	0.00	26	0.40	459,645

Table G-5, continued
Major Office and Industrial Projects, 2005
Loudoun County, Virginia

Park/Site Name	Zoning	Developed Land			Vacant Land		
		Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Sq Ft at Max Density
Route 625 continued							
Ashburn Corporation Center	PD-IP w/ SPEX**	30	357,519	0.28	79	0.32	1,100,000
Ashburn Farm	PD-OP	6	75,000	0.29	0	NA	NA
Ashburn Village Research Park*	PD-IP	0	0	0.00	94	0.40	1,629,492
Beaumeade Corporate Park (Lerner)	PD-IP w/ SPEX**	0	0	0.00	117	0.35	1,800,000
Beaumeade Corporate Park (other lot owners)	PD-IP	182	2,013,413	0.25	79	0.40	1,400,000
Broad Run Business Center	PD-IP w/ SPEX**	118	1,803,513	0.35	88	0.39	1,500,000
Cedar Lane	PD-IP	10	NA	NA	0	NA	NA
Verizon Campus	PD-OP	135	2,000,000	0.35	288	0.40	4,564,565
Stonegate*	PD-IP	0	0	0.00	50	0.40	875,382
Route 606		744	7,202,194		2,300		22,663,683
606 Development Corp*	CLI	0	0	0.00	80	0.40	1,393,746
ABC Auto --Bryant Dulles	PD-GI	72	79,393	0.03	0	NA	NA
Airport Commerce Center	PD-GI	32	404,488	0.29	0	0.40	NA
Bay Dulles/Power	PD-IP	18	216,908	0.28	8	0.40	132,422
Brambleton	PD-GI	0	0	0.00	160	0.40	2,779,999
Bryant Dulles Industrial Park West (Smart Bears)	PD-GI	0	0	0.00	82	0.40	1,425,632
Bryant Industrial Park	PD-GI	11	108,612	0.22	0	NA	NA
Burgers Industrial	PD-GI	18	169,028	0.21	0	NA	NA
Cabin Branch	PD-GI	5	43,500	0.18	0	NA	NA
Centennial Dominion Center	PD-RDP	0	0	0.00	100	0.40	1,746,408
Concorde Industrial Park	PD-GI	43	680,095	0.37	10	0.40	167,967
Dulles Summit (Westgroup)	PD-GI	17	201,536	0.27	47	0.37	764,000
Dulles Trade Center I	PD-GI	38	546,975	0.33	10	0.40	180,861
Dulles Trade Center II	PD-GI	42	392,927	0.22	46	0.40	807,777
Dulles Trade Center III*	PD-GI	0	0	0.00	243	0.24	2,500,000
Dulles World (Airport owned)	PD-GI	0	0	0.00	675	NA	NA
Four Corners	PD-GI	5	42,790	0.21	2	0.40	37,287
Greenway Industrial Broad Run	PD-GI	85	887,712	0.24	0	NA	NA
Hazout	PD-IP	0	0	0.00	328	0.14	2,000,000

Table G-5, continued
Major Office and Industrial Projects, 2005
Loudoun County, Virginia

Park/Site Name	Zoning	Developed Land			Vacant Land		
		Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Sq Ft at Max Density
Route 606 continued							
Indian Creek	PD-GI	13	221,866	0.40	0	NA	NA
Loudoun Business Park	PD-GI	4	61,380	0.35	0	NA	NA
Mercure Business Park	PD-GI	127	1,259,852	0.23	34	0.40	598,863
Misc 606 and Shaw	PD-GI	22	391,475	0.40	6	0.40	100,536
Misc 606 East	PD-GI	33	69,640	0.05	26	0.40	449,539
Misc 606 West (concrete plant)	PD-GI	25	26,784	0.02	0	NA	NA
Misc 606/ Dulles Dist.	PD-GI	16	70,269	0.10	0	NA	NA
Misc Moran	PD-IP	23	185,519	0.18	4	0.40	69,173
Northpointe	PD-GI	48	606,481	0.29	0	NA	NA
Oak Grove Industrial Park	PD-GI	12	108,498	0.21	0	NA	NA
Prologis Park	PD-IP	32	426,466	0.30	0	NA	NA
RSSJ	PD-GI	0	0	0.00	173	0.40	3,009,473
Westwind 606	PD-GI	0	0	0.00	266	0.39	4,500,000
Route 50		182	494,773		580		10,109,230
Chantilly West	CLI/ MRHI	0	0	0.00	86	0.40	1,491,320
Dulles Ind Park South	MRHI	9	64,218	0.16	2	0.40	30,666
East Gate	CLI	0	0	0.00	138	0.40	2,406,603
German Subdivision	CLI	5	NA	NA	0	NA	NA
Hazout	CLI	0	0	0.00	21	0.40	373,048
Pleasant Valley	CLI/ MRHI	40	87,738	0.05	5	0.40	95,135
Route 50 business	PD-GI and GB	2	6,796	0.08	9	0.40	153,505
Rt 50 North	CLI/PD-GI/ MRHI/ GB	56	262,874	0.11	117	0.40	2,037,040
Rt 50 South	CLI/PD-GI/ PD-IP	69	73,147	0.02	202	0.40	3,521,913
Route 28		729	7,684,595		1,142		18,530,493
Commonwealth Center- Sterling	PD-IP	29	398,093	0.32	9	0.40	163,960
Downs Industrial Park	PD-IP	20	38,780	0.04	36	0.40	626,393
Dulles 2000	PD-RDP	0	0	0.00	29	0.64	800,000
Dulles Commerce Center	PD-GI/ C1	2	0	0.00	39	0.40	680,233

Table G-5, continued
Major Office and Industrial Projects, 2005
Loudoun County, Virginia

Park/Site Name	Zoning	Developed Land			Vacant Land		
		Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Sq Ft at Max Density
Route 28 continued							
Dulles Gateway (Corporate Center)	PD-IP w/ SPEX**	3	NA	NA	4	0.40	64,992
Dulles International Park	PD-IP	38	240,266	0.15	18	0.40	318,336
Dulles North Corporate Park	PD-IP w/ SPEX**	48	606,733	0.29	33	0.40	578,128
Dulles Town Center	PD-IP/ PD-OP	27	282,096	0.24	214	0.40	3,732,918
Highpoint Corporate Park	PD-IP w/ SPEX** /PD-RDP	0	0	0.00	55	0.33	800,000
Jaguar Office Park	PD-IP	27	248,369	0.21	0	NA	NA
Loudoun Center	PD-IP w/ SPEX**	9	81,548	0.20	0	NA	NA
Loudoun Gateway	PD-IP w/ SPEX**	71	837,876	0.27	48	0.40	842,799
Misc Cedar Green	PD-IP	5	14,605	0.07	28	0.40	479,857
Misc Church	PD-IP	0	0	0.00	16	0.40	278,261
Misc Shaw Road	PD-IP	14	131,408	0.22	4	0.40	77,188
Misc Sterling Blvd	PD-IP	5	13,855	0.06	18	0.40	316,246
Nattak (Waterside)--AOL	PD-OP	0	0	0.00	64	0.27	760,000
Oakbrook	PD-IP	16	83,703	0.12	0	NA	NA
Paragon Park	PD-IP	0	0	0.00	104	0.40	1,800,000
Prospect Industrial Park	PD-IP	16	179,220	0.26	11	0.40	187,656
Ray Property	PD-IP	0	0	0.00	216	0.32	3,000,000
Staverton/Severn (east/west 28)	PD-IP	57	668,675	0.27	10	0.40	174,240
Steeplechase/Developer/Owner	PD-IP	36	378,405	0.24	7	0.26	74,595
Steeplechase/ Orbital	PD-IP w/ SPEX**	54	584,876	0.25	15	0.39	250,000
Sterling Park Business Center	PD-IP	63	730,510	0.27	47	0.24	488,000
Tall Oaks	PD-IP	20	40,672	0.05	18	0.40	321,299
TransDulles Centre	PD-IP	86	1,174,287	0.31	55	0.40	963,373
Victoria Station*	PD-IP	0	0	0.00	9	0.40	156,990
Vintage Park	PD-IP w/ SPEX**	17	254,228	0.35	8	0.40	138,695
Wiseland Farm	PD-IP	8	120,279	0.34	5	0.40	93,044
Woodland	PD-GI	58	576,111	0.23	21	0.40	363,290
Route 267/Greenway		38	432,000		1,178		22,769,958
Broadlands*	PD-OP	8	0	0.00	74	0.40	1,266,376

Table G-5, continued
Major Office and Industrial Projects, 2005
Loudoun County, Virginia

Park/Site Name	Zoning	Developed Land			Vacant Land		
		Usable Acres	Square Footage	Density	Usable Acres	Max Density (FAR) Allowed	Sq Ft at Max Density
Route 267/Greenway continued							
CIT (Dulles World Center)	PD-RDP	0	0	0.00	60	1.00	2,610,986
Dulles Berry	PD-RDP	0	0	0.00	80	0.40	1,399,321
Dulles Parkway Center	PD-OP/PD-IP	0	0	0.00	39	0.40	680,581
Greenway Corporate Park	PD-OP	0	0	0.00	31	0.40	534,394
Greenway- misc	PD-OP	0	0	0.00	7	0.40	121,968
Greenway--Rounsewell	PD-GI	0	0	0.00	10	0.40	177,725
Loudoun Exchange	PD-OP/ PD-IP	25	432,000	0.40	18	0.40	309,102
Loudoun Parkway Center	PD-IP / PD-OP	0	0	0.00	164	0.35	2,500,000
Loudoun Station	TRC	0	0	0.00	43	0.69	1,300,000
Moorefield Station	TRC	0	0	0.00	510	2.00	9,400,000
Ryan Park Center	PD-OP	5	0	0.00	13	0.40	221,111
TAB 1	PD-OP	0	0	0.00	129	0.40	2,248,393
Town of Leesburg		0	0		142		0
Airport Commerce	I-1	***	***	***	22	***	***
Stratford (Oak lawn at Stratford)	PEC	***	***	***	70	***	***
Village at Leesburg	I-1	***	***	***	50	***	***
Total		2,854	28,104,313		7,374		105,898,709

Source: Loudoun County Department of Economic Development.

*Active CPAM or Rezoning Application.

** SPEX is Special Exception for Office

*** PEC and I-1 zoning does not have a development density because it uses maximum square footage as detailed in the ordinance granting the rezoning.

Major Approved Retail Centers -- Loudoun County

Through December 2005, more than 7.9 million square feet of retail space for large centers (greater than 100,000 square feet) have been approved for 21 projects. A list of completed major retail centers can be found on our website at biz.loudoun.gov.

Table G-6
Major Approved Retail Centers (>100,000 Square Feet), 2005
Loudoun County, Virginia

Retail Center Name	Location	Subarea	Square Footage Approved		Total
			Existing	Remaining	
Arcola Center	Arcola	Dulles	0	811,500	811,500
Ashbrook Commons	Ashburn	Ashburn	185,396	114,604	300,000
Ashburn Farm Town Center	Ashburn	Ashburn	92,019	132,981	225,000
Belmont Forest	Ashburn	Ashburn	0	163,350	163,350
Brambleton Town Center	Ashburn	Ashburn	59,107	390,893	450,000
Broadlands Village Center	Ashburn	Ashburn	162,743	311,857	474,600
Dulles 28 Centre	Dulles	Ashburn	359,513	473,487	833,000
Dulles Town Crossing	Dulles	Sterling	743,058	456,942	1,200,000
Fort Evans Plaza	Leesburg	Leesburg	345,284	586,676	931,960
Goose Creek Village North	Ashburn	Ashburn	0	164,500	164,500
Lansdowne	Ashburn	Ashburn	0	150,000	150,000
Lansdowne Village Greens	Ashburn	Ashburn	1	100,000	100,000
Loudoun Station	Ashburn	Ashburn	0	100,000	100,000
Loudoun Valley Estates II	Ashburn	Ashburn	0	100,000	100,000
Potomac Station	Leesburg	Leesburg	150,728	82,272	233,000
Ryan Park Center	Ashburn	Ashburn	0	233,000	233,000
South Riding Town Center	South Riding	Dulles	152,659	327,341	480,000
Stone Ridge Village Center	Dulles South	Dulles	107,928	192,072	300,000
Stratford Center	Leesburg	Leesburg	0	347,600	347,600
University Center	Ashburn	Ashburn	0	200,000	200,000
Villages at Round Hill	Round Hill	Route 7 West	0	150,000	150,000
Total			2,358,436	5,589,075	7,947,510

Source: Loudoun County Department of Building & Development. Compiled by: Loudoun County Department of Economic Development.

Commercial and Industrial Space -- Northern Virginia

Total commercial and industrial space in Northern Virginia totaled over 235 million square feet in 2005. More than 10 percent of the region's rentable building area was located in Loudoun County in 2005. Because Loudoun is home to Washington Dulles International Airport, the county contains a higher percentage of flex and industrial space than other Northern Virginia jurisdictions.

Table G-7
Commercial and Industrial Space, 2005
Selected Northern Virginia Jurisdictions

Jurisdiction	Rentable Building Area (Square Feet)				Percent of Region	Number of Buildings
	Office	Flex	Industrial	Total		
Alexandria City	18,296,069	1,102,231	4,930,417	24,328,717	10.3%	651
Arlington County	34,070,375	193,734	1,591,180	35,855,289	15.2%	307
Fairfax County*	95,418,235	16,037,159	21,585,020	133,040,414	56.6%	2,054
Fauquier County	240,090	155,640	332,905	728,635	0.3%	21
Loudoun County	10,637,352	7,626,930	8,367,682	26,631,964	11.3%	609
Prince William County*	3,568,544	2,633,442	8,367,554	14,569,540	6.2%	421
Total	162,230,665	27,749,136	45,174,758	235,154,559	100.0%	4,063
Distribution	69.0%	11.8%	19.2%	100.0%		
Number of Buildings	2,454	562	1,047	4,063		

Source: CoStar Realty Information, Inc. Compiled by: Loudoun County Department of Economic Development.

*Includes independent cities.

Section H - Rezoning Activity

All land in Loudoun County is divided into zoning districts as defined by the zoning ordinances. The regulations of the zoning ordinances specify the permitted uses, the size of buildings, the required yards, the required off-street parking, and other standards for land use within each zoning district.

A rezoning is the process outlined in the zoning ordinance by which an applicant can request a change in the zoning district, including the associated regulations that apply to the applicant's land.

In 2005, Loudoun County had 16 rezoning projects approved by the Board of Supervisors. The rezoned projects will permit the construction of over 4,000 housing units, and resulted in a net loss of 5.3 million square feet of nonresidential space from these rezonings.

In this Section:

Loudoun County

H-1	Rezoning Activity	67
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Rezoning Activity -- Loudoun County

Sixteen projects totaling over 1,400 acres were rezoned in 2005. The rezoned projects will permit the construction of over 4,000 housing units. There was a net loss of 5.3 million square feet of nonresidential space from these rezonings.

Table H-1
Rezoning Applications Approved, 2005
Loudoun County, Virginia

Project Name	Planning Subarea	Application Number	Approval Date	Acres	Zoning		Net New Housing Units					Net Change to Non-residential Sq Footage
					Previous	New	SFD	SFA	MF	ADU	Total	
Broadlands	Ashburn	ZCPA 2002-0011	2/15/2005	18	PD-OP	R-16	0	0	234	15	234	(332,276)
Lansdowne Village Greens	Ashburn	ZMAP 2003-0006, ZCPA 2003-0003	2/15/2005	100	PD-OP, PD-H3	PD-TC, PD-H6, PD-OP	0	204	341	45	545	(433,000)
Goose Creek Village North	Ashburn	ZMAP 2003-0008	7/19/2005	141	PD-IP	PD-IP, PD-OP, PD CC-CC, R-16, R- 24	0	300	264	39	564	
Pulte Homes on Croson Lane	Ashburn	ZMAP 2003-0018	4/19/2005	54	R-1	PD-H4	84	103	0	23	187	
Alexander's Chase	Ashburn	ZMAP 2004-0013	11/15/2005	57	R-1	PD-H4	65	142	0	26	207	
Reserve at Waxpool	Ashburn	ZMAP 2004-0018	12/13/2005	13	R-1	PDH-4	25	24	0	0	49	
Kirkpatrick West	Dulles	ZMAP 2002-0001	12/6/2005	170	A-3, CR-1	PDH-3	189	66	118	24	373	
CD Smith	Dulles	ZMAP 2002-0003	10/11/2005	125	PD-GI	PDH-3	153	214	88	29	455	(1,750,000)
Stone Ridge	Dulles	ZMAP 2002-0013, ZCPA 2002-0004	12/6/2005	247	PD-GI, PD-IP, PD- CC(SC), PD-H4, R-8	TR-1UBF, PD-H4, PD-H4, R-16, PD- CC(SC), PD-IP	227	156	90	32	473	(3,100,000)
Townes at East Gate	Dulles	ZMAP 2002-0022	10/18/2005	57	CR-1	PD-H6	57	256	0	0	313	
Braddock Crossing	Dulles	ZMAP 2003-0012	6/21/2005	59	TR-1, R-1	PD-H4	58	134	0	24	192	
Estates at Elk Run	Dulles	ZMAP 2004-0004	11/9/2005	59	R-1	PD-H4	135	71	0	26	206	

Table H-1, continued
Rezoning Applications Approved, 2005
Loudoun County, Virginia

Project Name	Planning Subarea	Application Number	Approval Date	Acres	Zoning		Net New Housing Units					Net Change to Non-residential Sq Footage
					Previous	New	SFD	SFA	MF	ADU	Total	
Frontier Springs	Dulles	ZMAP 2004-0008	7/12/2005	22	R-1	PDH-4	36	43		10	79	
Catholic Diocese of Arlington, Virginia	Dulles	ZMAP 2004-0011, SPEX 2004-0001	4/5/2005	68	TR-1LF, TR-3LF	PD-GI	0	0	0	0	0	353,800
Dawson's Corner	Dulles	ZMAP 2004-0022	7/5/2005	225	TR-3LBR, TR-3LF	PD-H3	224	0	0	0	224	
Creekside at Round Hill	Route 7 West	ZMAP 2004-0001	3/15/2005	47	JMLA-1	PD-H3	95	0	0	12	95	
Total				1,462			1,348	1,713	1,135	305	4,196	(5,261,476)

Source: Loudoun County Department of Economic Development.

ADU - Affordable Dwelling Units, SFD - Single-Family Detached, SFA - Single-Family Attached, MF - Multifamily

Section I - Maps

The maps in this section are provided as reference. The following definitions may be helpful:

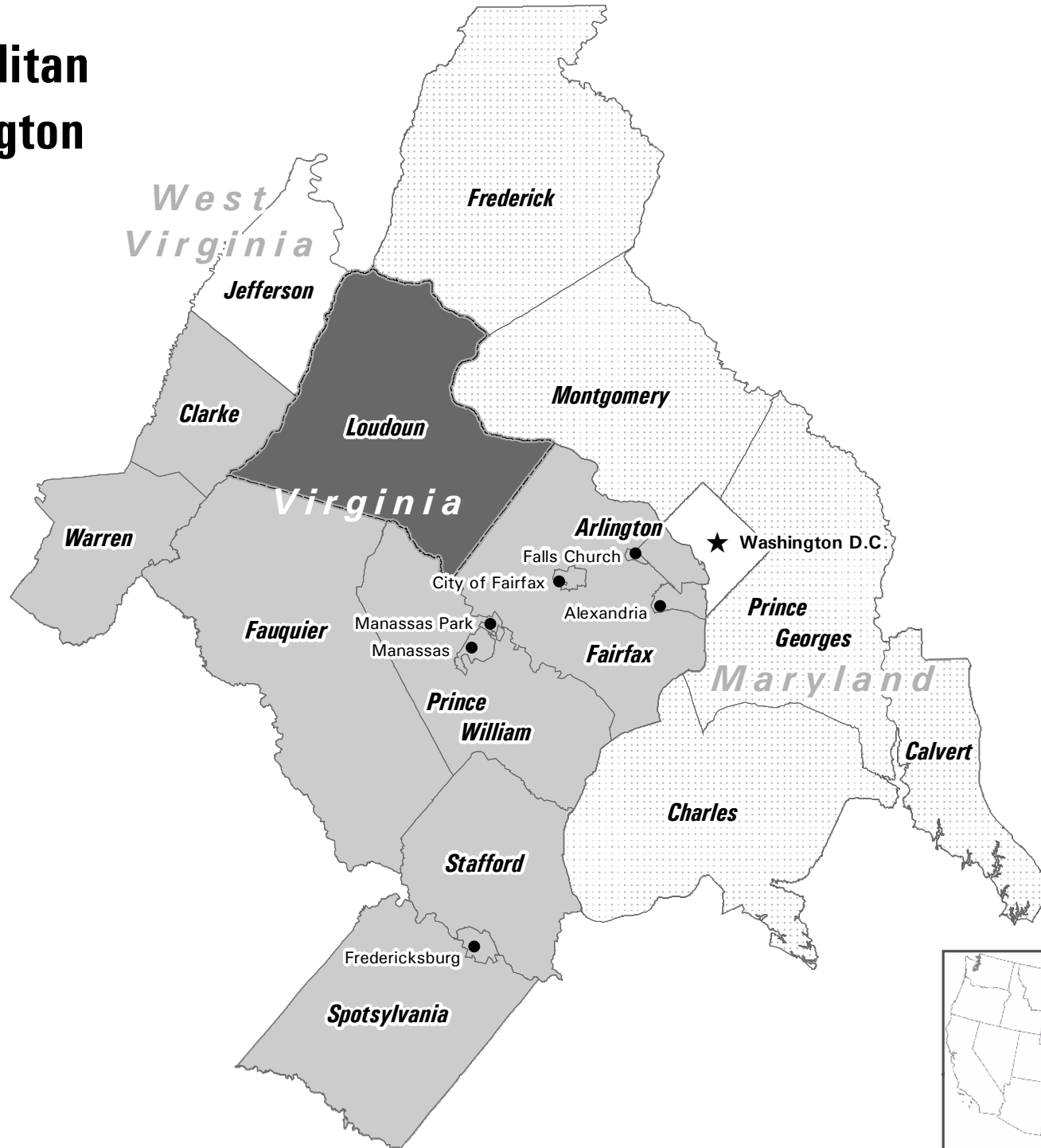
Planning Subarea: Loudoun has defined ten planning subareas that represent geographical areas with similar development futures and are used in growth scenario development and analysis.

Office and Industrial Corridor: There are six distinct office and industrial corridors in Loudoun County. Each corridor has unique characteristics for businesses. The corridors are: Route 7 (office and research uses); Route 28 (office, business uses, and destination retail); Route 625 (office and business uses); Route 606 (industrial uses); Route 50 (business uses and heavy industrial); and Route 627, or the Greenway (high density and high end office).

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Metropolitan Washington



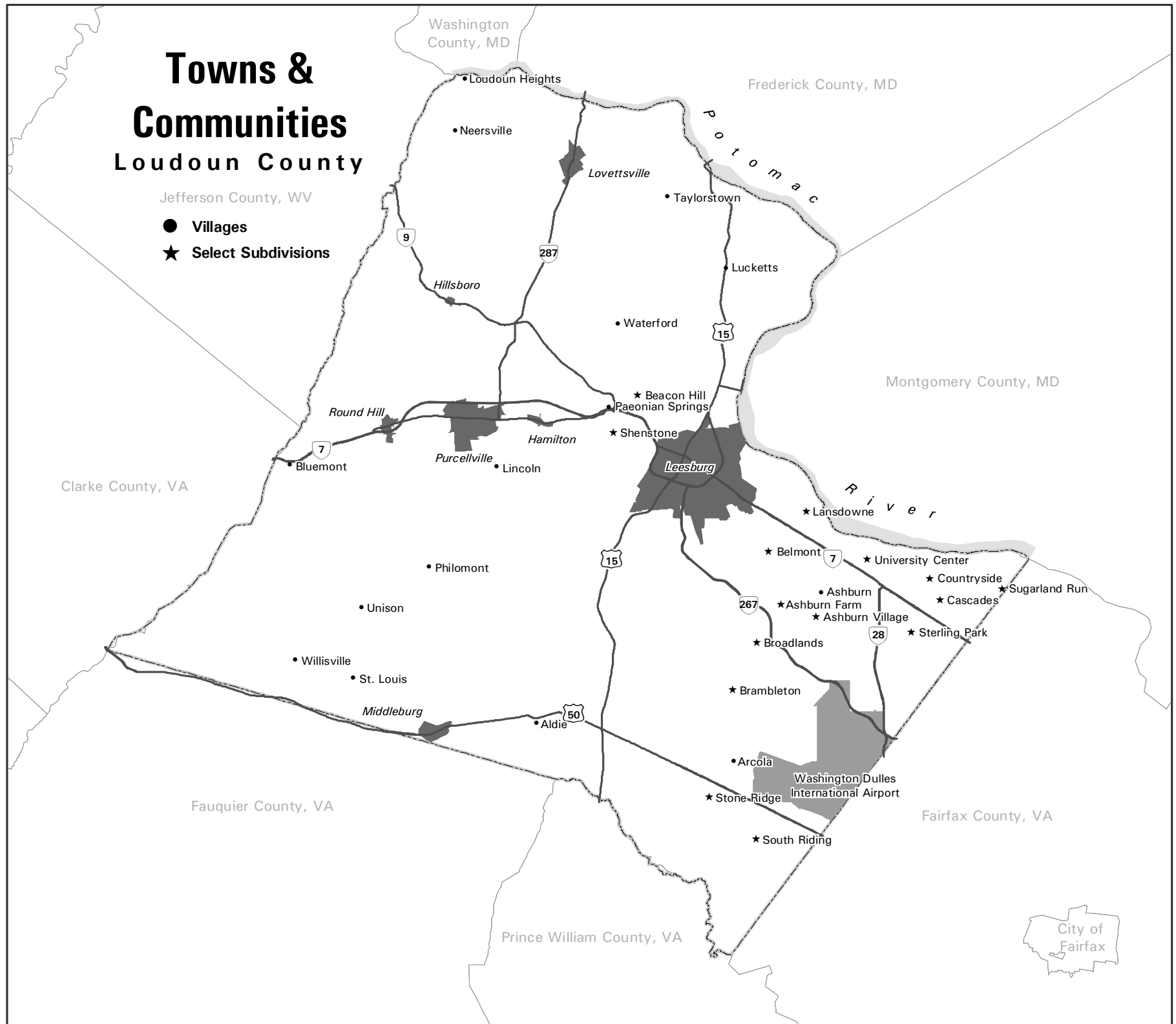
Towns & Communities

Loudoun County

Jefferson County, WV

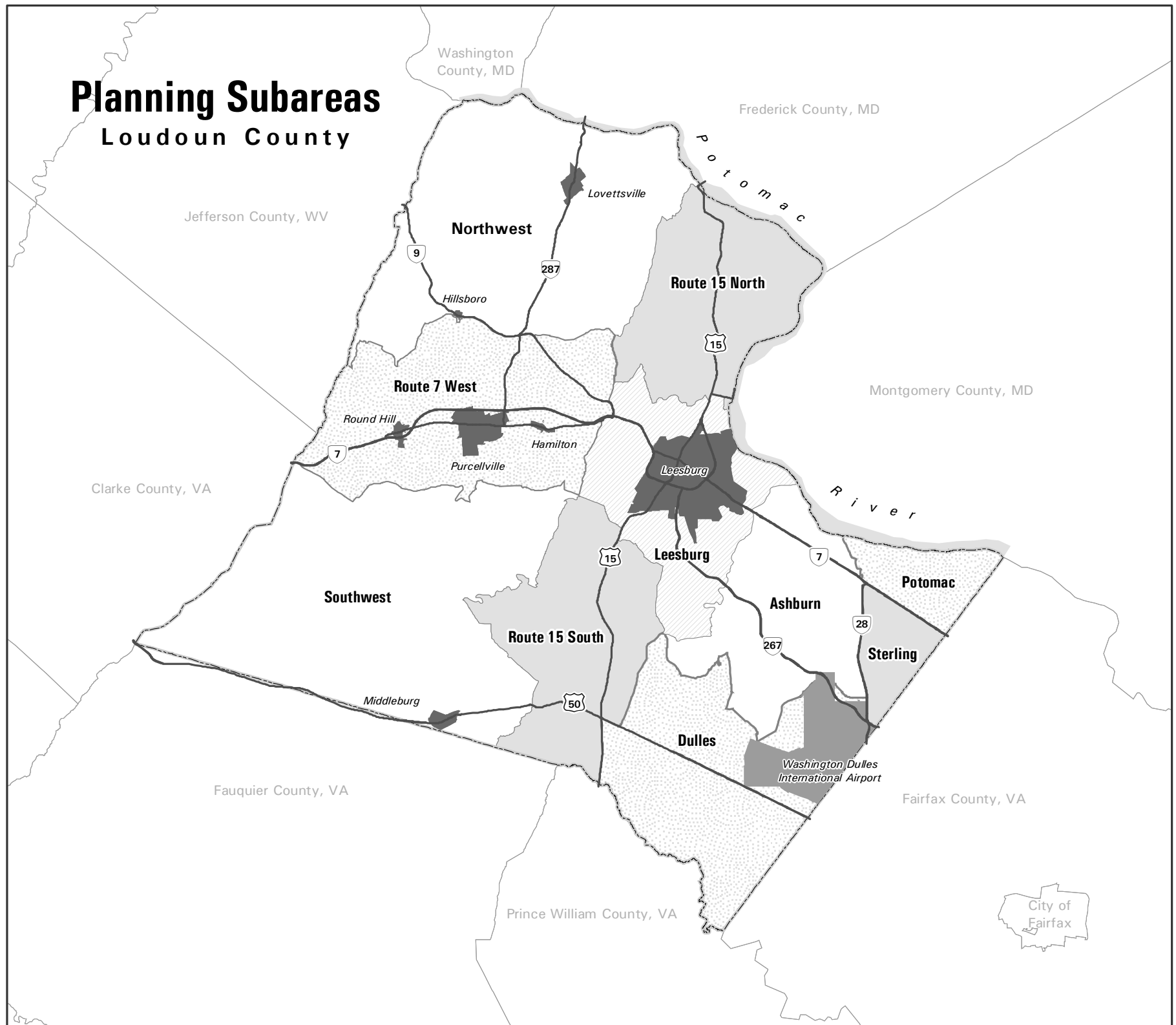
● Villages

★ Select Subdivisions



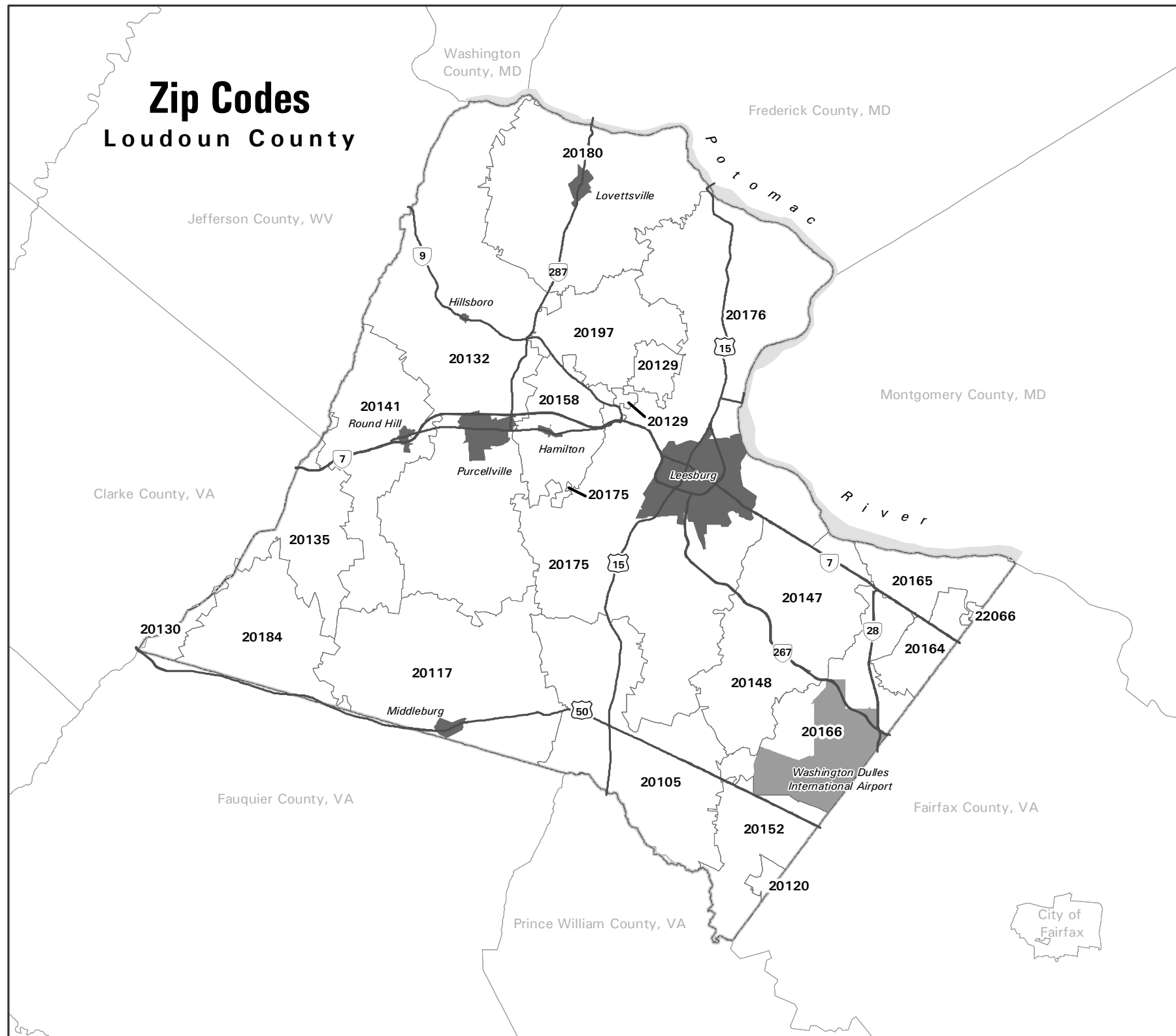
Planning Subareas

Loudoun County



Zip Codes

Loudoun County



Office & Industrial Corridors

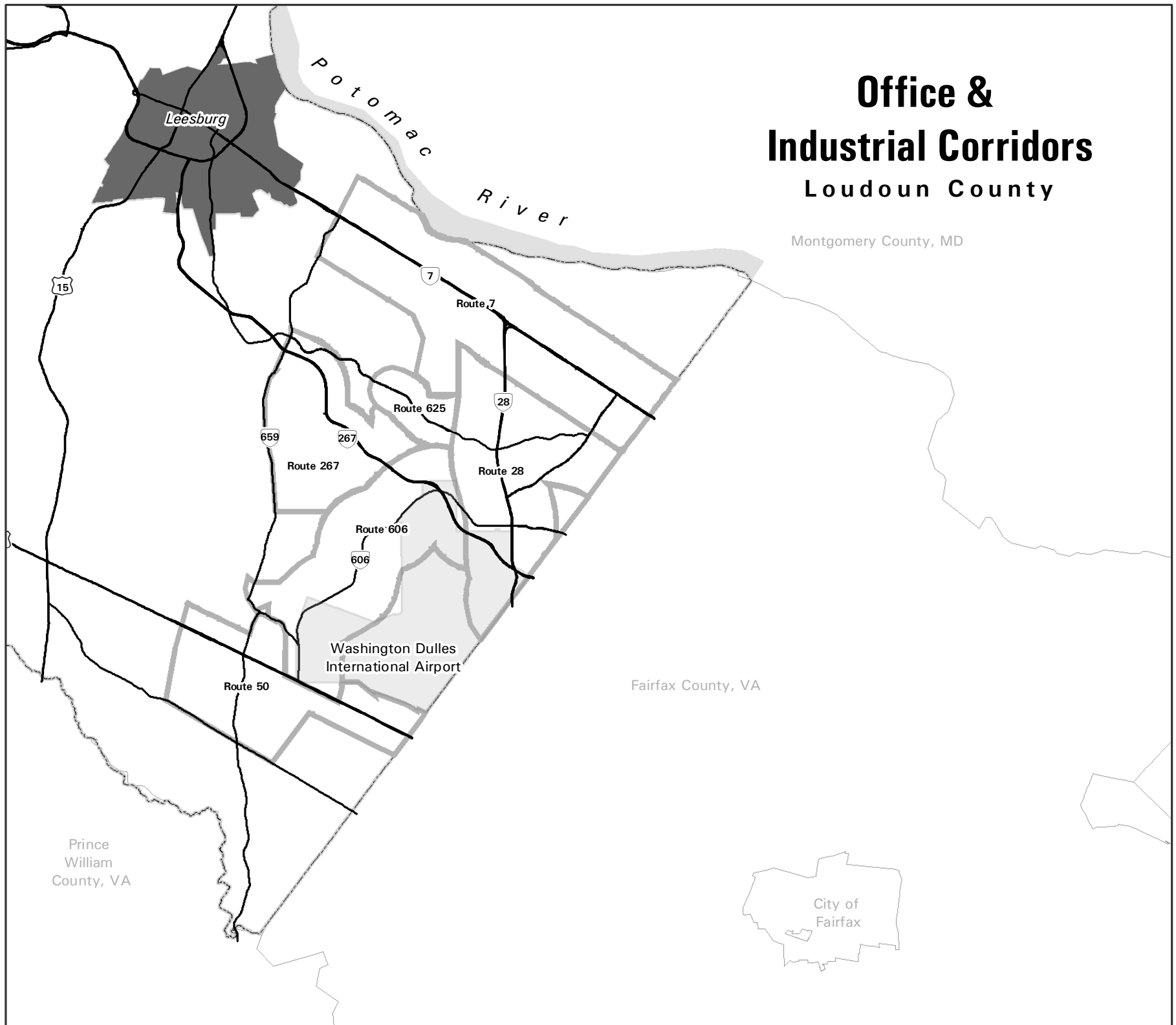
Loudoun County

Montgomery County, MD

Fairfax County, VA

Prince
William
County, VA

City of
Fairfax



Retail Centers

Loudoun County

Jefferson County, WV

Washington
County, MD

Frederick County, MD

Lovettsville

Hillsboro

Round Hill

Purcellville

Hamilton

Leesburg

★ Fort Evans Plaza
★ Leesburg Corner
Premium Outlets

★ Ashbrook Commons

★ Goose Creek Village North

★ Dulles Town Center

★ Rotomac Run Shopping Center

★ Dulles Crossing

★ Broadlands Village Center

★ Dulles 28 Centre

★ Brambleton Town Center

Washington Dulles
International Airport

★ South Riding Town Center

Middleburg

Fauquier County, VA

Prince William County, VA

Fairfax County, VA

City of
Fairfax

Rezoning

Loudoun County

Jefferson County, WV

Washington
County, MD

Frederick County, MD

Lovettsville

Hillsboro

★ Creekside

Round Hill

Purcellville

Hamilton

Leesburg

★ Lansdowne
Village Green

★ Goose Creek Village North

Reserve at Waxpool ★

★ Broadlands

★ Alexander's Chase

★ Pulte Homes on Croson Lane

Middleburg

Washington Dulles
International Airport

★ Stone Ridge

★ CD Smith

Braddock Crossing ★

★ Kirkpatrick West ★

★ Frontier Springs

★ Townes at East Gate

★ Catholic Diocese of Arlington, VA

★ Estates at Elk Run

★ Dawsons Corner

Clarke County, VA

Fauquier County, VA

Prince William County, VA

Fairfax County, VA

City of
Fairfax

Notes
